



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: 02/21/2019

CONTINUED FROM: 12/20/2018 AND 01/31/19

Record No.: **2017-009635CUA**
Project Address: **432 Cortland Avenue**
Zoning: NC-2 (Neighborhood Commercial, Small Scale District) Zoning District
40-X Height and Bulk District
Block/Lot: 5678/030
Applicant: David Marlatt, DNM Architecture
1A Gate 5 Road, Sausalito, CA 94965
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes demolition of the existing 2,376 square foot building with a dwelling unit in the basement level, and new construction of a three-over-basement, 33-foot-3-inches tall, mixed-use building (approximately 6,394 square feet) with three dwelling units, one ground commercial unit (measuring approximately 1,360 square feet), and four Class 1 bicycle parking spaces.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to permit the demolition of an existing dwelling unit, per Planning Code Section 303 and 317.

ISSUES AND OTHER CONSIDERATIONS

- **Dwelling Unit Density.** The existing property includes one residential unit at the basement level. The Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC states that the original building was originally a two-family dwelling, but that one of the units was used as a store instead. Based on the latest 3R Report from the Department of Building Inspection (DBI) and confirmed via a site visit by Department staff, the subject building includes one residential unit and one commercial unit.
- **Public Comment & Outreach.** To date, the Department has received ten letters and calls in opposition to the project regarding the number of residential units, tenancy displacement, traffic concerns, impacts to the neighborhood commercial businesses, and general construction. Additionally, the Department has received one letter in support of the project. The Project

Sponsor hosted two community meetings in the neighborhood, in addition to meeting individually with the directly adjacent neighbors.

- **Existing Tenant & Eviction History:** The Project Site contains a two-story mixed-use building comprising of one residential unit that was vacant at the time the current property owner purchased the property in 2016, and one office space which is currently occupied by two architecture firms. There is no known evidence of any evictions on the subject property.
- **Design Review Comments:** Since publication of the original public notice, the Project has changed as follows:
 - Revised the front façade to limit tile materials to the commercial façade on ground level at Cortland Avenue to be differentiated from the residential units on the upper floors;
 - Revised the residential entry on Cortland Avenue to be more prominent;
 - Revised the window depth to have a minimum of at least 3" from the glazing surface to the front of the wall.

Additionally, the Department determined the additional change should be incorporated into the project. This change is included as a Condition of Approval: incorporate more traditional bay window forms on the exterior street-facing façade.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in the loss of a dwelling unit, the Project does provide two net new units, which adds new housing--a goal for the City and County of San Francisco. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Project Sponsor Submittal
Exhibit G – Outreach Log
Exhibit H – Shadow Analysis
Exhibit I – Public Correspondence



EXHIBIT A

SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: FEBRUARY 21, 2019

CONTINUED FROM: DECEMBER 20, 2018 AND JANUARY 31, 2019

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Block/Lot: 5678/030
Project Sponsor: David Marlatt, DNM Architecture
1A Gate 5 Road
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Property Owner: 16 Harcourt Street, Unit 7k
Boston, MA 02116
Staff Contact: Veronica Flores – (415) 575-9173
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO ALLOW DEMOLITION OF AN EXISTING 2,376 SQUARE FOOT BUILDING CONTAINING ONE RESIDENTIAL UNIT AND NEW CONSTRUCTION OF A THREE-STORY-OVER-BASEMENT, 6,394 SQUARE FOOT, 33-FOOT-3-INCHES TALL, MIXED-USE BUILDING (APPROXIMATELY 6,394 SQUARE FEET) WITH THREE DWELLING UNITS, ONE GROUND FLOOR RESTAURANT, AND FOUR CLASS 1 BICYCLE PARKING SPACES, LOCATED AT 432 CORTLAND AVENUE, LOT 030 IN ASSESSOR'S BLOCK 5678, WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 28, 2017, David Marlatt of DMN Architecture (hereinafter "Project Sponsor") filed Application No. 2017-009635CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to demolish an existing 2,376 square foot mixed-use building containing a residential unit and new construction of a three-story-over-basement, 6,394 square foot, 33-foot-3-inches tall mixed-use with three dwelling units, one ground floor restaurant (measuring approximately 1,360 square feet), and four Class 1 bicycle parking spaces (hereinafter "Project") at 432 Cortland Avenue, Block 5678 Lot 030 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-009635CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On December 20, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization

Application No. 2017-009635CUA. The Project was continued to January 31, 2019 to allow the Project Sponsor continue community outreach efforts. The Project was continued again to the February 21, 2019 hearing to allow the Project Sponsor to revise the Project design in response to community concerns.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-009635CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of the existing 2,376 square foot mixed-use building containing one residential unit and new construction of a three-over-basement, 6,394 square foot, 33-foot-3-inches tall, mixed-use building with three dwelling units, one ground floor restaurant (measuring approximately 1,360 square feet), four Class 1 bicycle parking spaces, and exterior decks. The Project includes a dwelling unit mix consisting of two 2-bedroom units and 1 one-bedroom unit. The Project includes 1,360 square feet restaurant use on the ground level at Cortland Avenue. The Project includes a private deck for each of the residential units, as well as a commonly accessible roof deck.
3. **Site Description and Present Use.** The Project is located on a rectangular shaped lot measuring approximately 112 feet 6 inches deep with 25 feet of frontage along Cortland Avenue. The Project Site contains a two-story mixed-use building comprising of one residential unit that was vacant at the time the current property owner purchased the property in 2016, and one office space which is currently occupied by two architecture firms.
4. **Surrounding Properties and Neighborhood.** The Project Site is located in the Bernal Heights neighborhood. The immediate context is mixed in character with residential and commercial uses and includes one-to-two-story mixed-used buildings. The Bernal Heights Library and Recreation Center are located nearby. Other zoning districts in the vicinity of the project site include: P (Public), RH-1 (Residential, House – One Family), and RH-2 (Residential, House – Two Family) Zoning Districts.

5. **Public Outreach and Comments.** To date, the Department has received ten letters and calls in opposition to the project regarding the number of residential units, tenancy displacement, traffic concerns, impacts to the neighborhood commercial businesses, and general construction. Additionally, the Department has received one letter in support of the project. The Project Sponsor hosted two community meetings in the neighborhood, in addition to meeting individually with the directly adjacent neighbors.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use and Density.** Planning Code Section 711 states that residential uses are permitted within the NC-2 District with no limit to the number of dwelling units. Additionally, Planning Code Section 711 permits commercial uses on the first and second floor.

The Project proposes three dwelling units on the first, third, and fourth floors. The Project also proposes a commercial unit for a restaurant on the second floor (ground level at Cortland Avenue). The Project includes a dwelling unit mix consisting of two 2-bedroom units and 1 one-bedroom unit.

- B. **Rear Yard.** Planning Code Section 134 requires that projects in the NC-2 District provide a minimum rear yard depth equal to 25 percent of lot depth, but in no case less than 15 feet, at the second story and at each succeeding level of the building and at the first story if it contains a dwelling unit.

The Project Site has a lot depth of 112 feet 6 inches, with a required rear yard setback of at least 22 feet 1 ½ inches. The Project proposes a rear yard setback of 37 feet 6 inches (as measured from the rear property line to the rear structural wall) and therefore meets the Code requirement. The rear of the proposed building is sculpted at the third and fourth levels, with only a deck at grade extending beyond the rear structural wall. This deck is still within the buildable area and therefore code complying.

- C. **Residential Open Space.** Planning Code Section 711 requires 100 square feet of private usable open space per dwelling unit and 133 square feet of common usable open space per dwelling unit within the NC-2 Zoning District. Common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

Each of the three dwelling units have private decks directly accessible from their units qualifying as private usable open space meeting the minimum required dimensions. The private decks on the basement/first floor (Unit 1) and third floor (Unit 2) also meet the minimum 100 square feet to meet private useable open space requirements. The private deck on the fourth floor (Unit 3) does not meet this minimum square footage requirement; however, the Project will provide an area of common usable open space in the form a roof deck measuring approximately 392 square feet. Therefore, the Project complies with this requirement.

- D. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

The Project proposes three dwelling units and all units meet the exposure requirement by facing out onto a public street or a Code-compliant rear yard.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has 25-feet of frontage on Cortland Avenue with approximately 16 feet 6 inches devoted to either the commercial space entrance or window space. The windows are clear and unobstructed.

- F. **Off-Street Parking.** Planning Code Section 151.1 does not require off-street parking if Occupied Floor Area is less than 5,000 square feet.

The Project does not propose any off-street vehicle parking, and therefore complies with this Code Section.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space per dwelling unit for buildings with fewer than 100 units, and one Class 2 bicycle parking space per each 20 units. Additionally, Planning Code Section 155.2 requires one Class 1 bicycle parking space for every 7,500 square feet of Occupied Floor Area and one Class 2 bicycle parking space for every 2,6000 square feet of Occupied Floor Area or a minimum of two Class 2 bicycle parking spaces for commercial spaces.

The Project proposes three dwelling units and therefore requires three Class 1 bicycle parking spaces and no Class 2 spaces for the proposed residential uses. The proposed commercial space is approximately 1,360 square feet in size and therefore requires no Class 1 bicycle parking spaces and two Class 2 spaces for the proposed commercial space. The Project will provide three Class 1 bicycle parking spaces for each of the residential units on the ground floor in the residential entry way, one Class 1 bicycle parking space in the commercial unit, and two Class 2 bicycle parking spaces along Cortland Avenue.

- H. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District.

The Project proposes one new replacement building measuring 33 feet 3 inches to the top of the roof.

- I. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for any application for a permit that would result in the removal of one or more residential units. This Code Section establishes a checklist of criteria that the Planning Commission shall consider in review of the application. Additionally, pursuant to Planning Code Section 249.5(c)(10), when considering whether to grant a conditional use permit for the demolition of a residential building within the North of Market Residential SUD, consideration shall be given to the purposes of the North of Market Residential SUD set forth in Section 249.5(b), in lieu of the criteria set forth in Section 303(c).

The Project will demolish an existing, vacant dwelling unit and therefore requires Conditional Use Authorization per Section 317. The additional criteria specified under Section 317(g)(5) have been incorporated as findings as a part of this Motion. See Section 7, below, "Additional Findings Pursuant to Section and 317 – Residential Demolition".

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that adds at least one net new residential unit or results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of a mixed-use building with three residential units and one commercial unit. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **Additional Findings Pursuant to Section 317 – Residential Demolition.** Planning Code Section 317(g)(5) establish criteria for the Planning Commission to consider when reviewing applications requesting to demolish Residential Units. On balance, the Planning Commission finds that the project is compliant with these criteria as follows:

- A. Whether the property is free of a history of serious, continuing Code violations;

A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.

- B. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The property has not been maintained in a decent, safe, and sanitary condition.

- C. Whether the property is an “historical resource” under CEQA;

The Planning Department reviewed the Supplemental Information Form and Historic Resource Evaluation submitted by the Project Sponsor and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

- D. Whether the removal of the resource will have a substantial adverse impact under CEQA;

This criteria is not applicable since the property does not contain an historical resource under CEQA.

- E. Whether the project converts rental housing to other forms of tenure or occupancy;

The existing residential unit at the Project Site has been vacant since the current owner purchased the property in December 2016; while it could be leased for rental occupancy, it has not been utilized in this manner. The proposed Project will create three dwelling units that are intended for sale; however, this form of occupancy is subject to change based on project financial feasibility at time of construction and sale or leasing.

- F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The Project Site contains one dwelling unit. Although a single dwelling unit is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction neither history nor eviction notices filed at the Rent Board for 432 Cortland Avenue.

- G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

The Project will demolish the existing residential unit; so, the Project does not conserve existing housing. The existing residential unit has been vacant since at least 2016. Additionally, the Project proposes three dwelling units resulting in a net gain of two dwelling units at the Project Site.

- H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The replacement building compliments the neighborhood character with appropriate mass, scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of bedrooms, which provide family-sized housing. The Project would yield a net gain of two residential units and one bedroom (five total) to the City's housing stock.

- I. Whether the project protects the relative affordability of existing housing;

The existing residential unit is not a designated affordable dwelling unit nor subject to the Residential Rent Stabilization and Arbitration Ordinance, and is therefore subject to market-rate demand pricing. The Project will provide new market-rate units and should therefore be comparable to the affordability of the existing unit. The Project will also result in a net addition of two units to the City's housing stock, thereby providing minor relief to the overall demand for housing.

- J. Whether the project increases the number of permanently affordable units as governed by Section 415;

The Project proposes to construct three dwelling units and is therefore not subject to the inclusionary affordable housing requirements of Section 415, and will not increase the number of permanently affordable units.

- K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The proposal proposes a new construction building located entirely within the buildable area of the development lot.

- L. Whether the project increases the number of family-sized units on-site;

The Project proposes three dwelling units consisting of two 2-bedroom units and 1 one-bedroom unit.

- M. Whether the project creates new supportive housing;

No, the Project will not create new supportive housing.

- N. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project has been reviewed and found to be generally consistent with relevant design guidelines, and will enhance the existing neighborhood character through construction of a building that is more consistent with the surrounding neighborhood context and scale. The overall massing and scale, relative building proportions and the materials and detailing exhibited are generally found to be compatible with the neighborhood context. However, to further ensure the design is consistent with the neighborhood character, the Commission has added the following change as a Condition of Approval to the Project: incorporate more traditional bay window forms on the exterior street-facing façade.

- O. Whether the project increases the number of on-site Dwelling Units;

The Project will increase the number of on-site Dwelling Units by two, from the one dwelling unit, to three dwelling units.

- P. Whether the project increases the number of on-site bedrooms;

The Project will increase the overall number of on-site bedrooms. Currently, there are four total bedrooms on-site in the existing residential unit. The Project will result in five total bedrooms, divided between two 2-bedroom units and one 1-bedroom unit.

- Q. Whether or not the replacement project would maximize density on the subject lot;

The Project Site does not limit the number of residential units on the lot. The Project proposes three residential units and therefore increases the density at the Project Site by two dwelling units.

- R. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Although a single dwelling unit is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property. The Rent Board has confirmed that there are no database records, or any documentation indicating an eviction neither history nor eviction notices filed at the Rent Board for 432 Cortland Avenue.

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other buildings on the block face. While the design introduces modern bay window features, the proposed façade alterations are in more keeping with the fenestration and storefront pattern on the block. The Project includes a net gain of two residential units. The proposed commercial space will not impact traffic or parking in the District because the two architectural firms are not destination retail spaces. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by adding a new commercial space.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project is designed to be compatible with the surrounding neighborhood. The replacement building would provide a 37-foot-6-inch deep rear yard, thus contributing landscaped area to the mid-block open space.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require off-street parking or loading for a 1,360 square-foot commercial space. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is subject to the standard conditions of approval for a restaurant as outlined in Exhibit A. Conditions 15 and 16 specifically obligate the Project Sponsor to mitigate odor and noise generated by the restaurant use.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project includes a full-service restaurant as part of the new construction building. The Department shall review all lighting and signs proposed for the new business in accordance with Condition 19 of Exhibit A.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purpose of the NC-2 Zoning District in that the intended use is located at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

The Project is an in-fill mixed-use development that would replace the existing, underutilized two-story mixed use building with a three-over-basement mixed-use building with three dwelling units and one commercial unit. Two of the proposed dwelling units will include two bedrooms and one of the units will include one bedroom. Although the Project would demolish an existing residential unit, the net addition of units to the City's housing stock is seen as desirable and more compatible with the high-density residential uses that are characteristic of the subject Zoning District and surrounding neighborhood. The Project would not provide any off-street vehicle parking and is located within walking distance of numerous local MUNI bus lines, thus serving to reinforce the use of public transportation to meet the majority of daily trip needs. The Project's massing and scale are consistent and compatible with the surrounding neighborhood and the fabric of the adjacent historic districts. While some of the architectural features of the Project need further refinement, the general massing and scale of the proposal and proposed materials are compatible with the neighborhood context. For these reasons, the Project is, on balance, consistent with the stated Objectives and Policies of the General Plan.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not possess any existing neighborhood-serving retail uses. The most recent use was an architecture firm's office. The Project provides three new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

While the existing housing is proposed to be demolished, the proposal results in two net new residential units and a net gain of one bedroom. Further, two of the new units will provide two bedrooms and will be more suitable to families with children. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project proposes demolition of a residential unit, which is not designated as an affordable housing unit. The replacement units will increase the number of units from one to three and the total number of bedrooms on site from four to five. The replacement building will provide well-designed dwelling units that contain additional bedrooms.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (24-Divisadero). Future residents would be afforded proximity to a bus line. The Project also provides sufficient bicycle parking for residents, their guests, and retail patrons.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development. Ownership of industrial or service sector businesses would not be affected by the Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structure is compatible with the established neighborhood development.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-009635CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 1, 2019, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 21, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 21, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow demolition of a residential unit located at 432 Cortland Avenue, Assessor's Block 5678 Lot 030, pursuant to Planning Code Sections 303 and 317 within the NC-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **February 1, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-009635CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 21, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 21, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Design.** The Project Sponsor shall incorporate the following design change: incorporate a more traditional bay window forms on the exterior street-facing façade.
7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 4 bicycle parking spaces (3 Class 1 spaces for the residential portion of the Project and 2 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending

on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

12. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

13. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

15. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

16. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org.

17. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

18. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

19. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6:00a.m. to 2:00a.m.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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432 CORTLAND EXHIBIT B

SAN FRANCISCO, CA

PROJECT DATA

DESCRIPTION: DEMO [E] 2,376 SQ. FT. UNDER SEPARATE PERMIT. CONSTRUCT NEW 4-STORY BUILDING CONSISTING OF THREE DWELLING UNITS ON STORIES 1, 3 AND 4, AND ONE STORY OF RETAIL COMMERCIAL SPACE AT STREET LEVEL. PROVIDE FOUR CLASS 1 AND TWO CLASS 2 BIKE PARKING SPACES.

LOCATION: 432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

PARCEL/LOT: 5678/030

LOT SIZE: 2,809 SQ. FT. SQ. FT.

BUILDING GROSS CONDITIONED AREA:

	PROPOSED
FIRST FLOOR	1,790 SQ. FT.
SECOND FLOOR	1,663 SQ. FT.
THIRD FLOOR	

FIRE PROTECTION

1. AUTOMATIC FIRE SPRINKLERS SHALL COMPLY WITH NFPA-13R AND BE INSTALLED BY LICENSED C-16 CONTRACTOR.
2. SMOKE AND CO DETECTORS SHALL BE INSTALLED AS REQUIRED BY CODE, WHERE INDICATED ON PLANS, AND POWERED BY 110V AC CURRENT WITH 12V BATTERY BACK-UP.

GENERAL NOTES

1. THE WORD CONTRACTOR AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
2. THE TERM CONSTRUCTION DOCUMENTS SHALL MEAN ALL OF THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AND OTHER WRITTEN ORDERS ISSUED BY THE ARCHITECT'S, ENGINEERS' AND OTHER DESIGN PROFESSIONALS FOR THE PURPOSE OF CONSTRUCTING THE PROJECT.
3. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF THE CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE WITH APPLICABLE CODE REQUIREMENTS. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES INCLUDING WITHOUT LIMITATION THE COSTS OR CORRECTING DEFECTIVE WORK.
4. CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.) AS AMENDED AS OF THE DATE OF THESE DRAWINGS AND WITH LOCAL ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
5. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
6. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS TAKE PRECEDENCE. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. ELEVATION DIMENSIONS ARE TO SUBFLOORS AND PLATES U.O.N. LARGER SCALE DRAWINGS TAKE PRECEDENCE OUT SMALLER SCALE DRAWINGS.
7. CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER AND SHALL PROMPTLY REPORT TO OWNER'S REPRESENTATIVE ANY ERRORS INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH HE KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY OR OMISSION REFERRED TO ABOVE WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER'S REPRESENTATIVE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES INCLUDING, WITHOUT LIMITATION, COSTS OF CORRECTING DEFECTIVE WORK.
8. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COORDINATION OF ALL SUB-CONTRACTORS WORK AND THE COMPLETION OF SAID WORK. CONTRACTOR SHALL REVIEW ALL MATERIALS AND WORKMANSHIP AND REJECT DEFECTIVE WORKMANSHIP WITHOUT WAITING FOR THE ARCHITECT OR OWNER TO REJECT THE WORK.
10. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
11. BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
12. ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER.
13. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT ARE NOT SHOWN, THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
14. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR SCHEDULING AND THE WORK CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR THE COMPLIANCE OF APPLICABLE OSHA SAFETY STANDARDS. JOB SITE OBSERVATIONS BY THE OWNER OR ARCHITECT ARE NOT INTENDED TO INCLUDE CHECKING THE CONTRACTOR'S SAFETY STANDARDS.
15. CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND MATERIALS STORED ON THE SITE FROM RAIN OR ANY ADVERSE WEATHER CONDITIONS, VANDALISM AND THEFT. ANY MATERIALS OR WORK LEFT UNPROTECTED AND THEN DAMAGED OR STOLEN SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
16. CONTRACTOR SHALL OBTAIN ALL CHANGE ORERS IN WRITING PRIOR TO COMMENCING ANY WORK NOT INCLUDED IN THE ORIGINAL CONTRACT. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE CONTRACTOR'S CLAIM TO ADDITIONAL COMPENSATION.
17. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AGAINST GRAVITY AND SEISMIC LOADS - AND TAKE COMPLETE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF SUCH BRACING - UNTIL ALL STRUCTURAL ITEMS HAVE BEEN COMPLETELY INSTALLED AS PER THE CONSTRUCTION DOCUMENTS.
18. CONTRACTOR SHALL GUARANTEE HIS WORK AND THAT OF HIS SUB-CONTRACTOR'S FOR MINIMUM OF ONE YEAR FROM THE DATE OF "SUBSTANTIAL COMPLETION." CONTRACTOR'S GUARANTEE SHALL NOT VOID OR SHORTEN ADDITIONAL WARRANTIES THAT MAY BE AVAILABLE TO THE OWNER THROUGH PRODUCT MANUFACTURERS OR CONSUMER LAW.
19. THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.

PROJECT LOCATION MAP



BUILDING DATA

	EXISTING	PROPOSED	PERMITTED
BUILDING SQUARE FOOTAGE	2,376	6,394	-
BUILDING HEIGHT	18'-6"	33'-3"	40'
BUILDING DEPTH @ 4TH STORY	-	64'-6"	84'-5"
BUILDING DEPTH @ 3RD STORY		68'-6"	84'-5"
BUILDING DEPTH @ 2ND STORY	59'-8"	74'-5"	84'-5"
BUILDING DEPTH @ 1ST STORY	59'-8"	74'-5"	84'-5"
# STORIES	2	4	

PROJECT CONTACTS

OWNER: ALLSHUMS & PARTNERS LLC
UNIT 7K 16 HARCOURT ST.
BOSTON, MA 02116
E: jck@jckhk.com
E: alfredshum@hotmail.com

ARCHITECT: DNM ARCHITECTURE
1A GATE 5 ROAD
SAUSALITO, CA 94965
DAVID MARLATT, AIA
E: david@dnm-architecture.com
T: 415-348-8910

DRAWING INDEX

SHT	TITLE	9/5/17	4/24/18	7/20/18	9/5/18	11/8/18	2/1/19
A0.0	PROJECT DATA	X	X	X	X	X	X
A0.1	STREET VIEWS	X					
A0.2	EXISTING 1st & 2nd STORY PLANS	X					
A0.3	EXISTING BUILDING ELEVATIONS	X					
A0.4	GREEN BUILDING FORM	X					X
A1.0	EXISTING & PROPOSED SITE PLANS	X	X	X	X	X	X
A1.1	PROPOSED 1st & 2nd STORY PLANS	X	X	X	X	X	X
A1.2	PROPOSED 3rd & 4th STORY PLANS	X	X	X	X	X	X
A1.3	PROPOSED ROOF PLAN	X	X	X	X	X	X
A2.0	PROPOSED NORTH ELEVATION	X	X	X	X	X	X
A2.1	PROPOSED EAST ELEVATION	X	X	X	X	X	X
A2.2	PROPOSED SOUTH ELEVATION	X	X	X	X		X
A2.3	PROPOSED WEST ELEVATION	X	X	X	X	X	X
A3.0	LONGITUDINAL SECTION	X	X	X	X	X	X
A3.1	LONGITUDINAL SECTION						X
A3.2	CROSS SECTION	X	X	X	X		X

CODE DATA

2016 CA BUILDING CODE
2016 CA MECHANICAL CODE
2016 CA ELECTRICAL CODE
2016 CA PLUMBING CODE
2016 CA ENERGY CODE
2016 CA GREEN BUILDING CODE
2016 CA FIRE CODE

COMPLY WITH ALL LOCAL ORDINANCES AND AMENDMENTS



VIEW 1



VIEW 3



VIEW 5



VIEW 7



VIEW 2



VIEW 4



VIEW 6



VIEW 8

DNM ARCHITECTURE

DNM Architecture • 1A Gate 5 Road • Sausalito, CA 94965
T: 415.348.8910 • E: info@dnmarchitecture.com



432 CORTLAND

432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

APN: 5678/030

SITE PERMIT

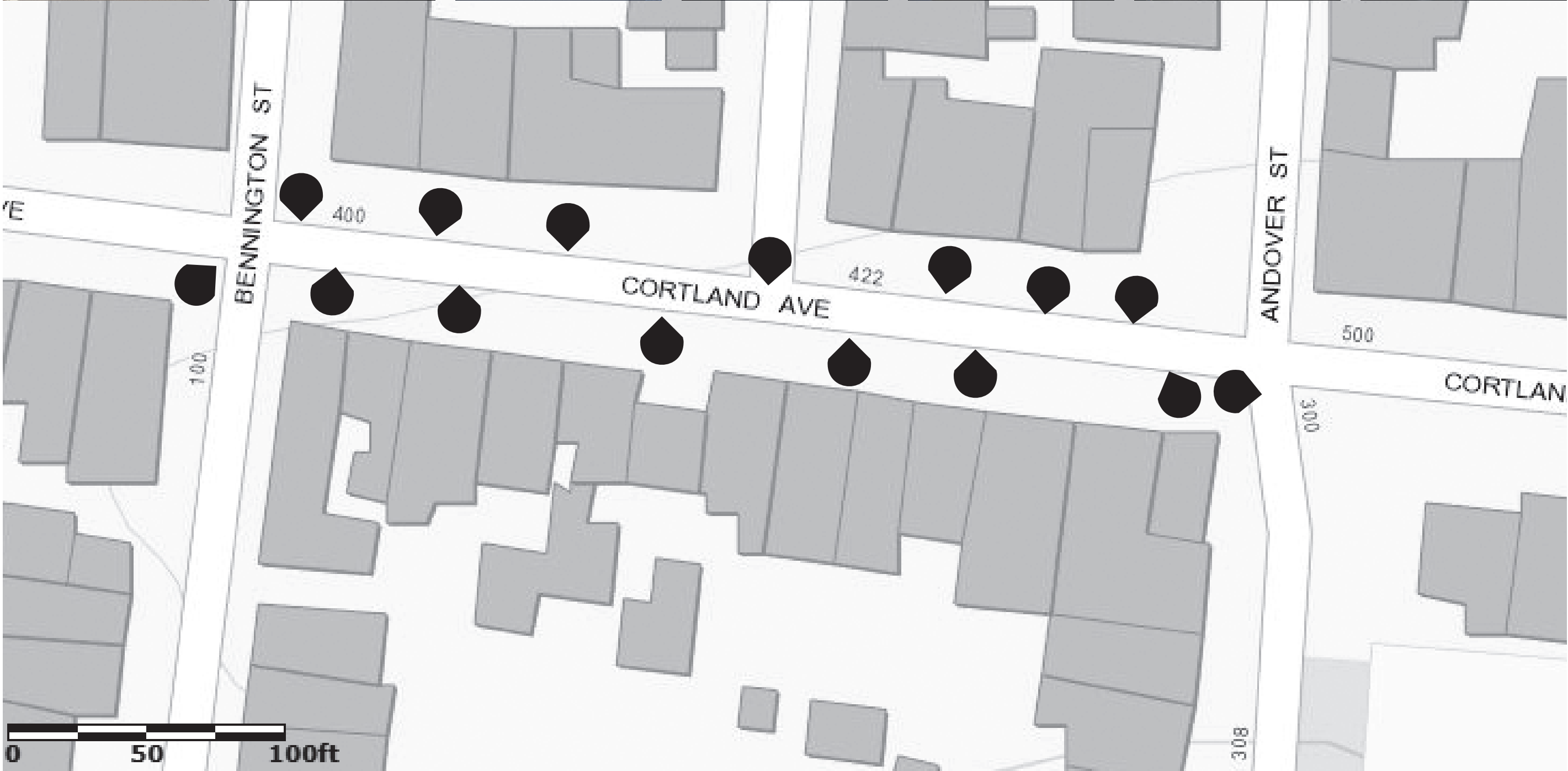
PROJECT DATA

Revisions:

1. 4/24/18
2. 7/20/18
3. 9/05/18
4. 11/08/18
5. 02/01/19
- 6.
- 7.

SEPT 5, 2017

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432 CORTLAND

432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

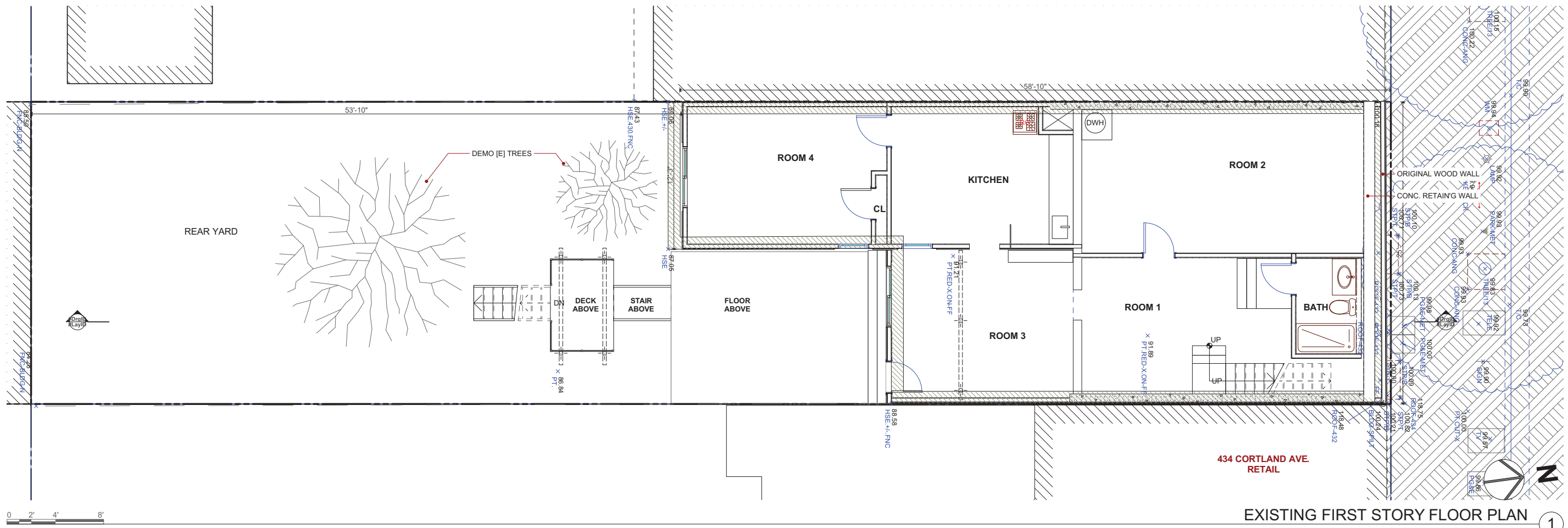
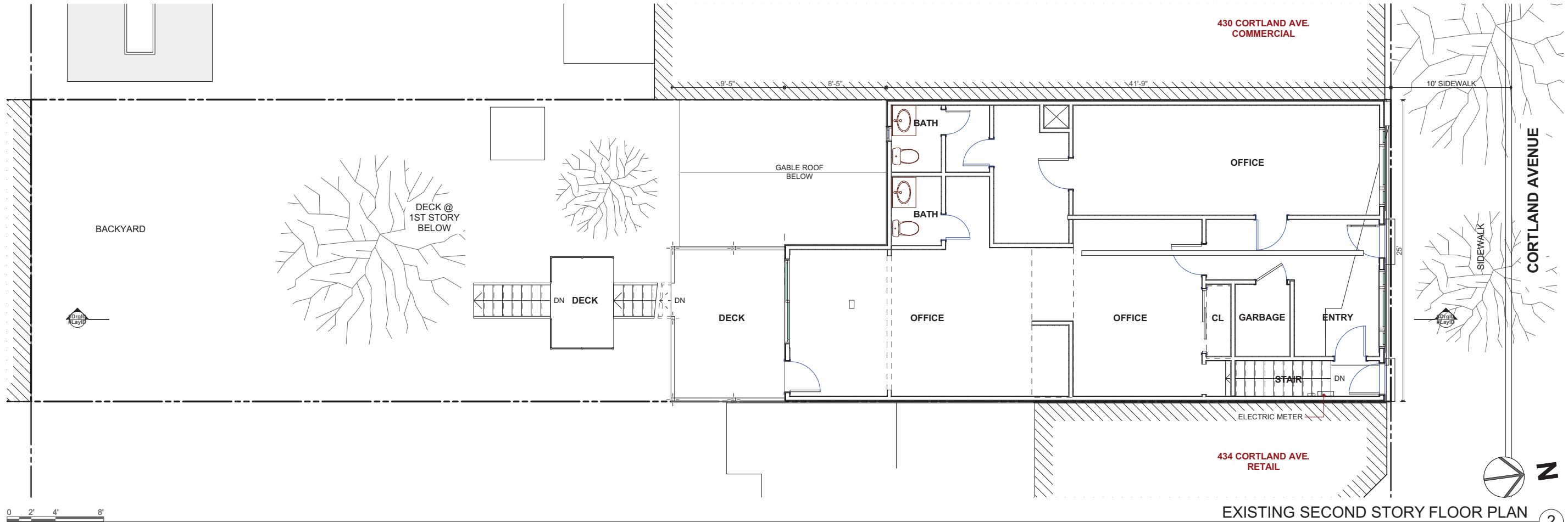
APN: 5678/030

SITE PERMIT
STREET VIEWS

- Revisions:
- 1.
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.

SEPT 5, 2017

A0.1



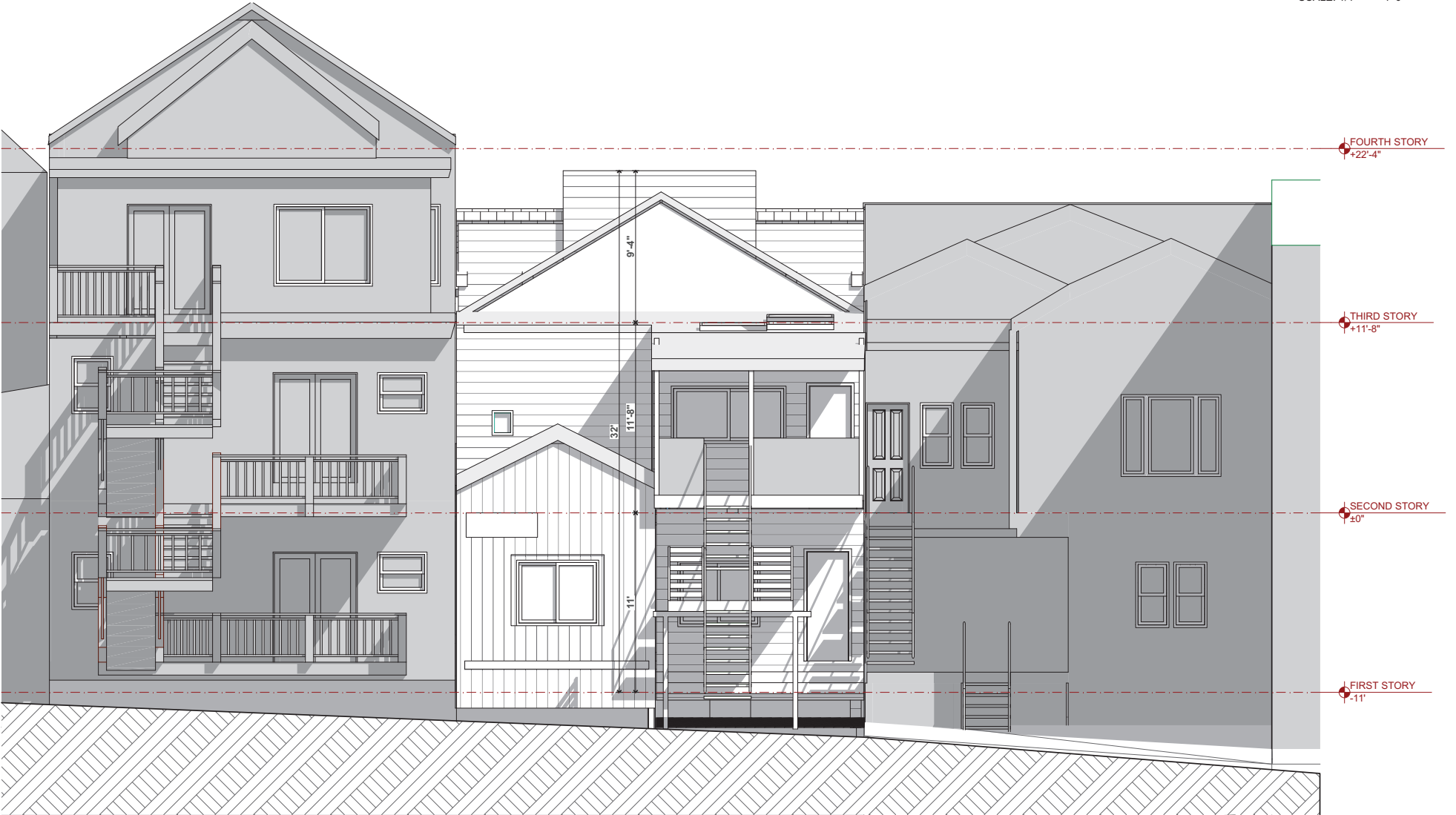
432 CORTLAND
EXISTING 1st & 2nd STORY PLANS
DEMO UNDER SEPARATE PERMIT
432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110
APN: 5678030

Revisions:
1.
2.
3.
4.
5.
6.
7.



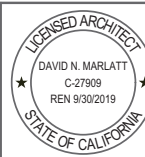
EXISTING NORTH ELEVATION 2

SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION 1

SCALE: 1/4" = 1'-0"



432 CORTLAND

432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

APN: 5678030

SITE PERMIT
EXISTING BUILDING
ELEVATIONS
DEMO UNDER SEPARATE PERMIT

Revisions:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

SEPT 5, 2017

A0.3

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
<div>1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.</div> <div>2. Provide the Project Information in the box at the right.</div> <div>3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.</div> <div>4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".</div> <div>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93.</div> <div>For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</div>				<div>CHECK THE ONE COLUMN</div> <div>THAT BEST DESCRIBES YOUR PROJECT</div> <div></div>				<div><div><div><div></div><div>LOW-RISE RESIDENTIAL</div><div>R</div><div>1-3 Floors</div></div><div><div><div></div><div>HIGH-RISE RESIDENTIAL</div><div>R</div><div>4+ Floors</div></div><div><div><div></div><div>LARGE NON-RESIDENTIAL</div><div>A,B,E,I,M</div><div>25,000 sq.ft. or greater</div></div><div><div><div></div><div>OTHER NON-RESIDENTIAL</div><div>F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.</div></div></div></div><div><div><div></div><div>RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div><div>R</div><div>25,000 sq.ft. or greater</div></div><div><div><div></div><div>OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</div><div>R</div><div>adds any amount of conditioned area</div></div><div><div><div></div><div>NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div><div>B,M</div><div>25,000 sq.ft. or greater</div></div><div><div><div></div><div>FIRST-TIME NON-RESIDENTIAL INTERIORS</div><div>A,B,I,M</div><div>25,000 sq.ft. or greater</div></div><div><div><div></div><div>OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS</div><div>A,B,E,F,H,L,I,M,S,U</div><div>more than 1,000 sq.ft. or \$200,000</div></div></div></div></div></div></div></div></div></div>					<div>432 CORTLAND</div> <div>PROJECT NAME</div> <div>5678/030</div> <div>BLOCK/LOT</div> <div>432 CORTLAND AVENUE</div> <div>ADDRESS</div> <div>R-2 & B</div> <div>PRIMARY OCCUPANCY</div> <div>6,394 SQ. FT.</div> <div>GROSS BUILDING AREA</div> <div><div></div></div> <div>DAVID MARLATT, AIA</div> <div>2/1/2019</div> <div>DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)</div>
<div>LEED/GPR</div>	<div>TITLE</div>	<div>SOURCE OF REQUIREMENT</div>	<div>DESCRIPTION OF REQUIREMENT</div>	<div>LEED SILVER (50+) or GPR (75+) CERTIFIED</div>	<div>LEED SILVER (50+) or GPR (75+) CERTIFIED</div>	<div>LEED GOLD (60+) CERTIFIED</div>	<div>n/r</div>	<div>LEED GOLD (60+) or GPR (75+) CERTIFIED</div>	<div>n/r</div>	<div>LEED GOLD (60+) CERTIFIED</div>	<div>LEED GOLD (60+) CERTIFIED</div>	<div>n/r</div>	
<div>MATERIALS</div>	<div>LOW-EMITTING MATERIALS</div>	<div>CALGreen 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1</div>	<div>Project is required to achieve sustainability certification listed at right.</div>	<div>LEED SILVER (50+) or GPR (75+) CERTIFIED</div>	<div>LEED SILVER (50+) or GPR (75+) CERTIFIED</div>	<div>LEED GOLD (60+) CERTIFIED</div>	<div>n/r</div>	<div>LEED GOLD (60+) or GPR (75+) CERTIFIED</div>	<div>n/r</div>	<div>LEED GOLD (60+) CERTIFIED</div>	<div>LEED GOLD (60+) CERTIFIED</div>	<div>n/r</div>	
<div>WATER</div>	<div>INDOOR WATER USE REDUCTION</div>	<div>CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2</div>	<div>Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.</div> <div>Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable.</div> <div>New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).</div>	<div>4.504.2.1-5</div>	<div>4.504.2.1-5</div>	<div>LEED EQc2</div>	<div>5.504.4.1-6</div>	<div>LEED EQc2 or GPR K2, K3 & L2</div>	<div>4.504.2.1-5</div>	<div>LEED EQc2</div>	<div>LEED EQc2</div>	<div>5.504.4.1-6</div>	
<div>ENERGY</div>	<div>ENERGY EFFICIENCY</div>	<div>CA Energy Code</div>	<div>Comply with all provisions of the CA Title 24 Part 6 Energy Standards.</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>•</div>	
<div>ENERGY</div>	<div>BETTER ROOFS</div>	<div>SFGBC 4.201.1 & 5.201.1.2</div>	<div>New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.</div>	<div>•</div>	<div>≤10 floors</div>	<div>•</div>	<div>•</div>	<div>n/r</div>	<div>n/r</div>	<div>n/r</div>	<div>n/r</div>	<div>n/r</div>	
<div>ENERGY</div>	<div>RENEWABLE ENERGY</div>	<div>SFGBC 5.201.1.3</div>	<div>Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).</div>	<div>n/r</div>	<div>n/r</div>	<div>•</div>	<div>•</div>	<div>n/r</div>	<div>n/r</div>	<div>n/r</div>	<div>n/r</div>	<div>n/r</div>	
<div>ENERGY</div>	<div>COMMISSIONING (Cx)</div>	<div>CALGreen 5.410.2 - 5.410.4.5.1</div>	<div>For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.</div>	<div>n/r</div>	<div>n/r</div>	<div>LEED EAc1 opt. 1</div>	<div>•</div>	<div>n/r</div>	<div>n/r</div>	<div>•</div>	<div>•</div>	<div>•</div>	
<div>PARKING</div>	<div>BICYCLE PARKING</div>	<div>CALGreen 5.106.4, Planning Code 155.1-2</div>	<div>Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.</div>	<div>SF Planning Code sec.155.1-2</div>	<div>SF Planning Code sec.155.1-2</div>	<div>•</div>	<div>•</div>	<div>if applicable SF Planning Code sec.155.1-2</div>	<div>if applicable SF Planning Code sec.155.1-2</div>	<div>•</div>	<div>•</div>	<div>if >10 stalls added</div>	
<div>PARKING</div>	<div>DESIGNATED PARKING</div>	<div>CALGreen 5.106.5.2</div>	<div>Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.</div>	<div>n/r</div>	<div>n/r</div>	<div>•</div>	<div>•</div>	<div>n/r</div>	<div>n/r</div>	<div>•</div>	<div>•</div>	<div>if >10 stalls added</div>	
<div>PARKING</div>	<div>WIRING FOR EV CHARGERS</div>	<div>SFGBC 4.106.4 & 5.106.5.3</div>	<div>Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details.</div> <div>Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>•</div>	<div>applicable for permit application January 2018 or after</div>	<div>n/r</div>	<div>applicable for permit application January 2018 or after</div>	<div>n/r</div>	<div>n/r</div>	
<div>WASTE DIVERSION</div>	<div>RECYCLING BY OCCUPANTS</div>	<div>SF Building Code AB-088</div>	<div>Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.</div>	<div>•</div>	<div>•</div>	<div>•</div>							



432 CORTLAND
432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110
APN: 5678/030

SITE PERMIT

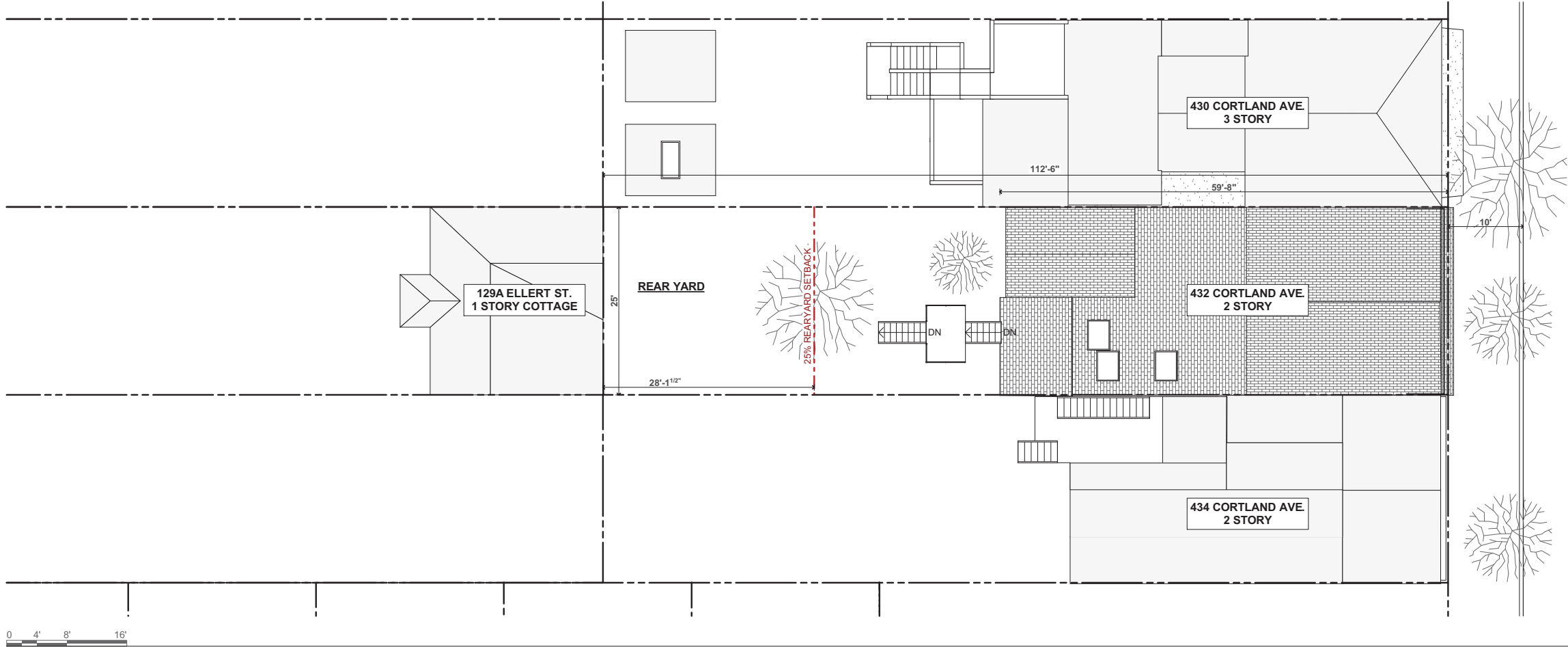
GREEN BUILDING FORM

Revisions:

1. 02/01/19
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

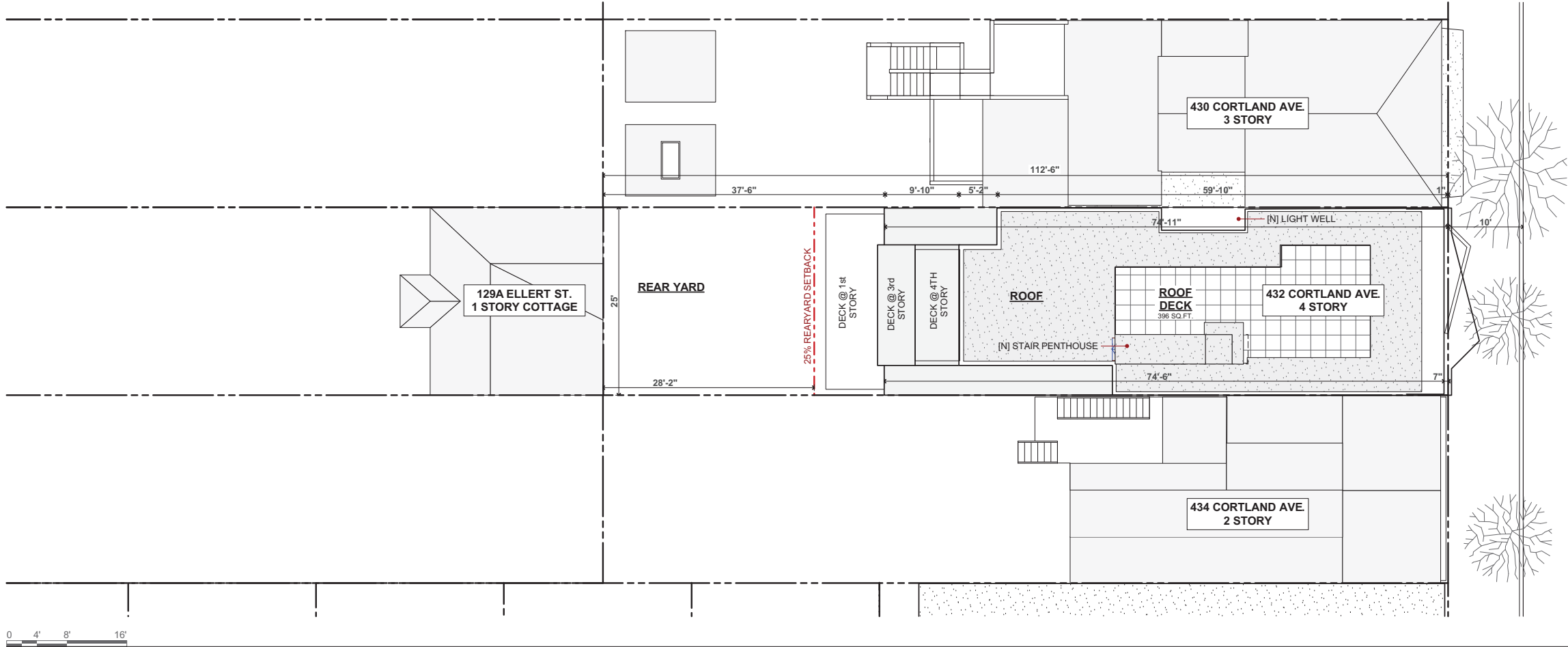
SEPT 5, 2017

A0.4



EXISTING SITE PLAN

1



PROPOSED SITE PLAN

2

CORTLAND AVENUE

CORTLAND AVENUE

- Revisions:
- 1. 4/24/18
 - 2. 7/20/18
 - 3. 9/05/18
 - 4. 11/08/18
 - 5. 02/01/19
 - 6.
 - 7.

SEPT 5, 2017

A1.0

SITE PERMIT
EXISTING & PROPOSED SITE
PLANS

432 CORTLAND

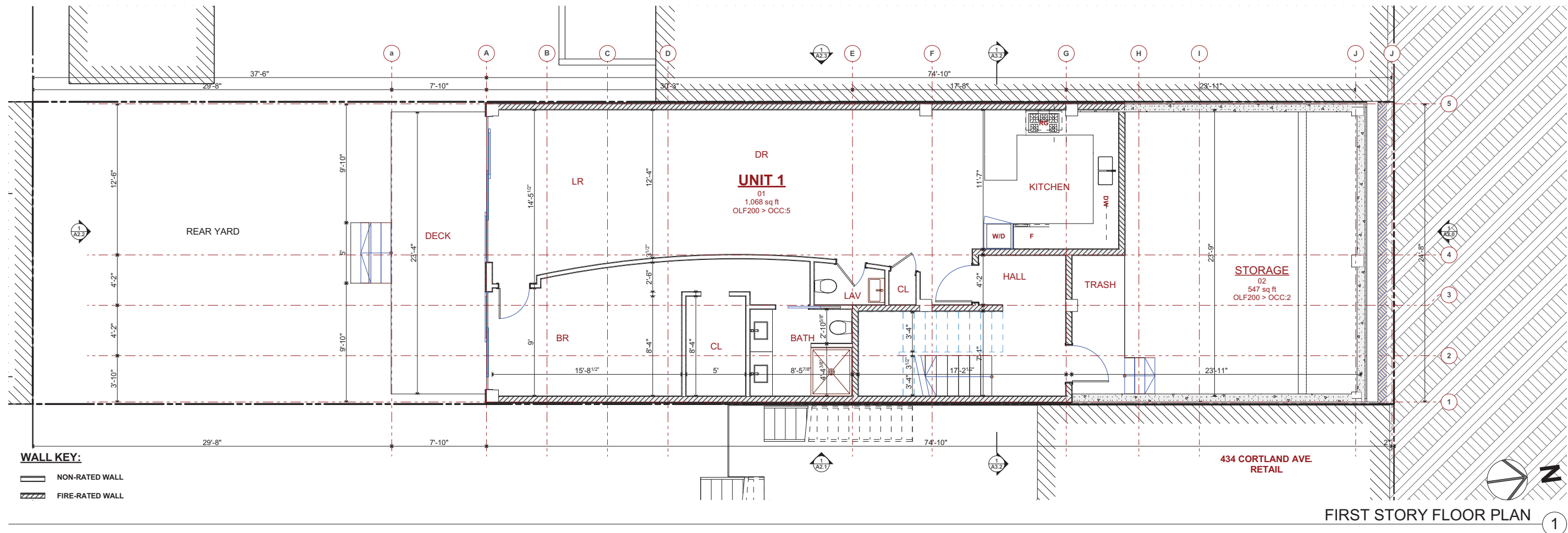
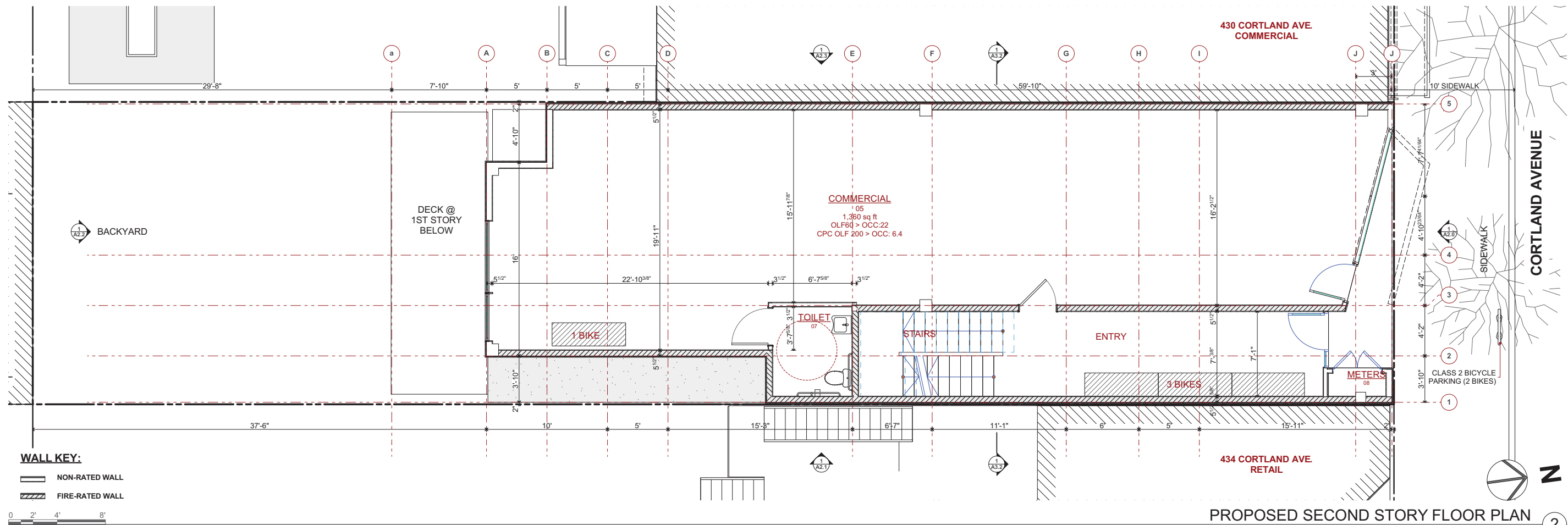
432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

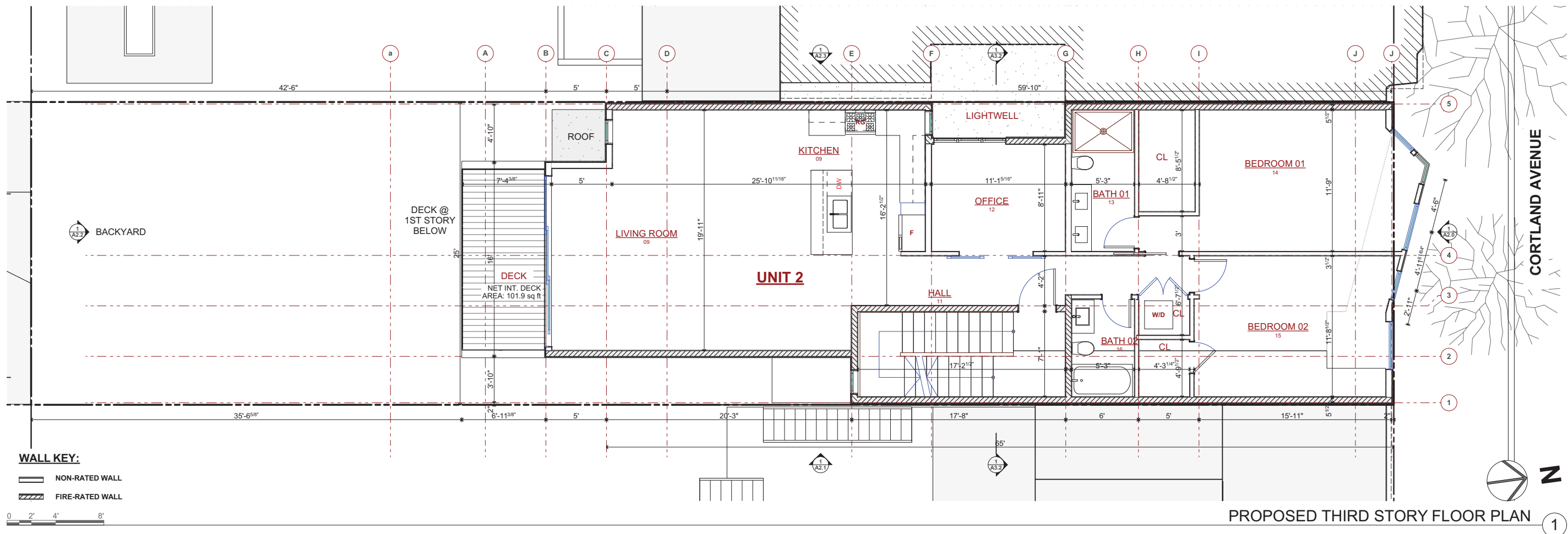
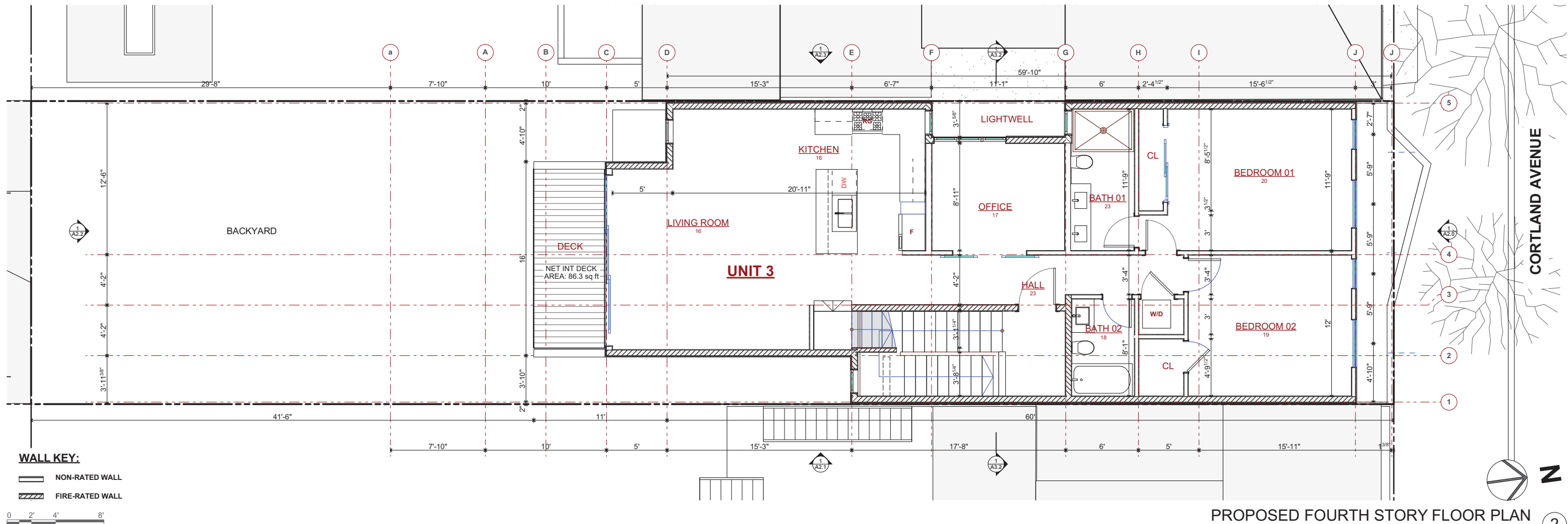
APN: 5678030

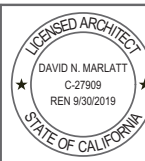
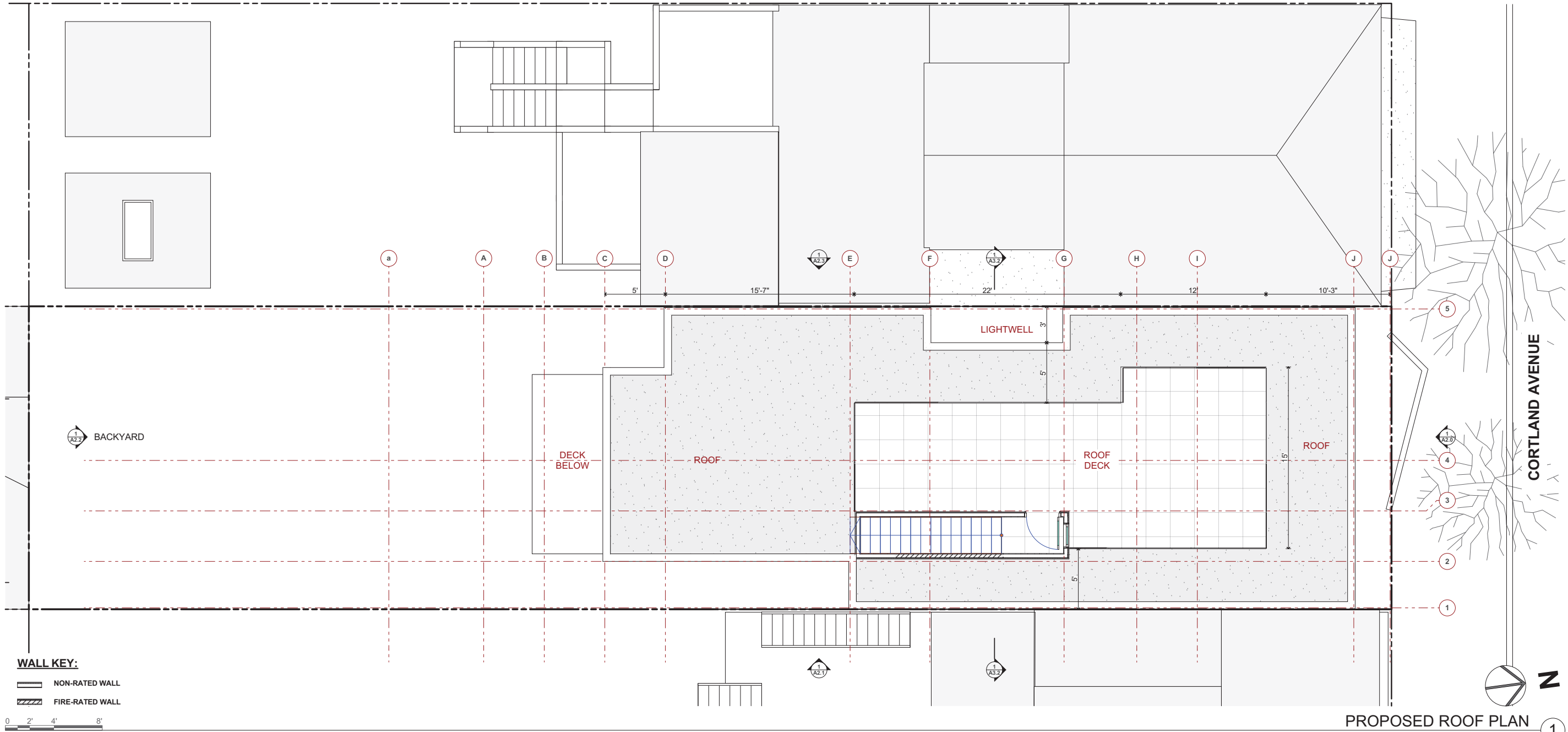


DNN ARCHITECTURE

DNN Architecture • 1A Gate 5 Road • Sausalito, CA 94965
T: 415.348.8910 • E: info@dnnarchitecture.com







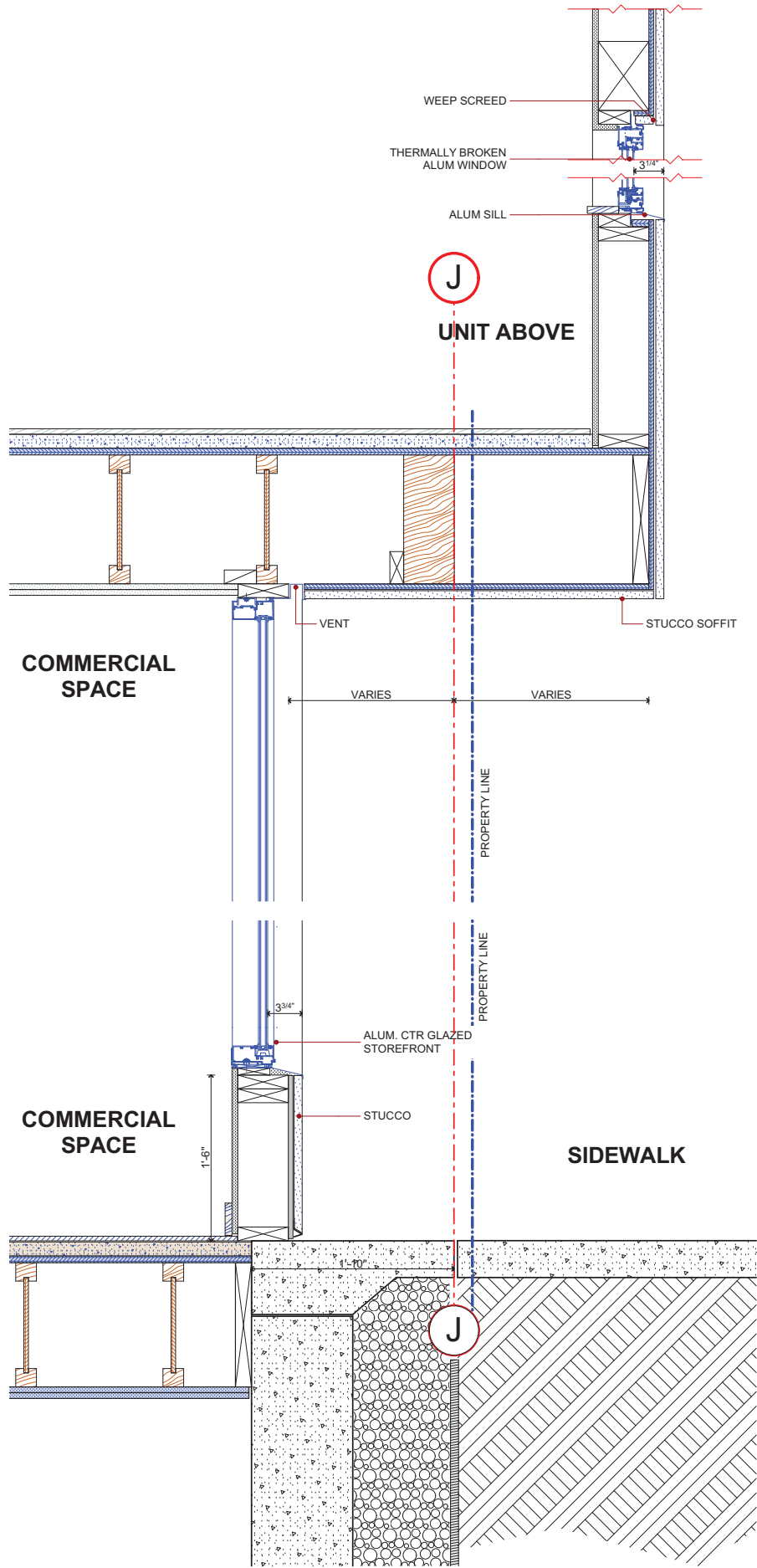
432 CORTLAND
432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110
APN: 5678030

SITE PERMIT
PROPOSED ROOF PLAN

- Revisions:**
1. 4/24/18
2. 7/20/18
3. 9/05/18
4. 11/08/18
5. 02/01/19
6.
7.

SEPT 5, 2017

A1.3

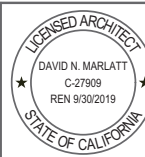


MATERIAL KEY:

- A - 7/8" CEMENT STUCCO
- B - ALUMINUM WINDOWS & STOREFRONT
- C - FIBER CEMENT PANELS (3 COLORS) MOUNTED TO FURR'G STRIPS.
- D - GLASS GUARDRAIL
- E - FIBER CEMENT BLIND WALL



PROPOSED NORTH ELEVATION



432 CORTLAND
432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110
APN: 5678030

SITE PERMIT
PROPOSED NORTH ELEVATION

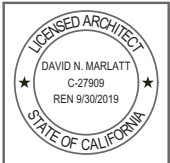
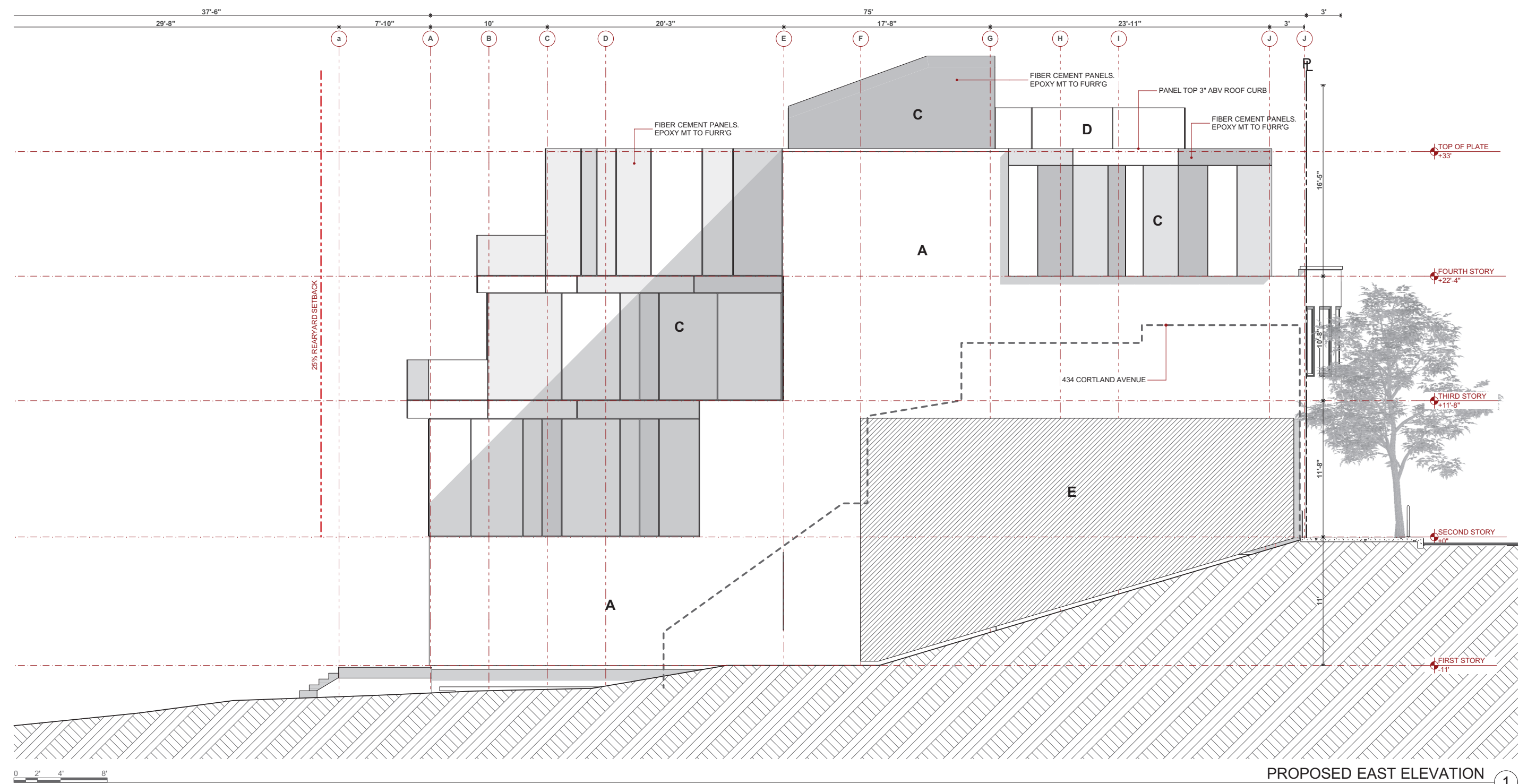
- Revisions:**
1. 4/24/18
 2. 7/20/18
 3. 9/05/18
 4. 10/04/18
 5. 02/01/19
 - 6.
 - 7.

SEPT 5, 2017

A2.0

MATERIAL KEY:

- A - 7/8" CEMENT STUCCO
- B - ALUMINUM WINDOWS & STOREFRONT
- C - FIBER CEMENT PANELS (3 COLORS) MOUNTED TO FURR'G STRIPS.
- D - GLASS GUARDRAIL
- E - FIBER CEMENT BLIND WALL



432 CORTLAND

432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

APN: 5678030

SITE PERMIT

PROPOSED EAST ELEVATION

Revisions:

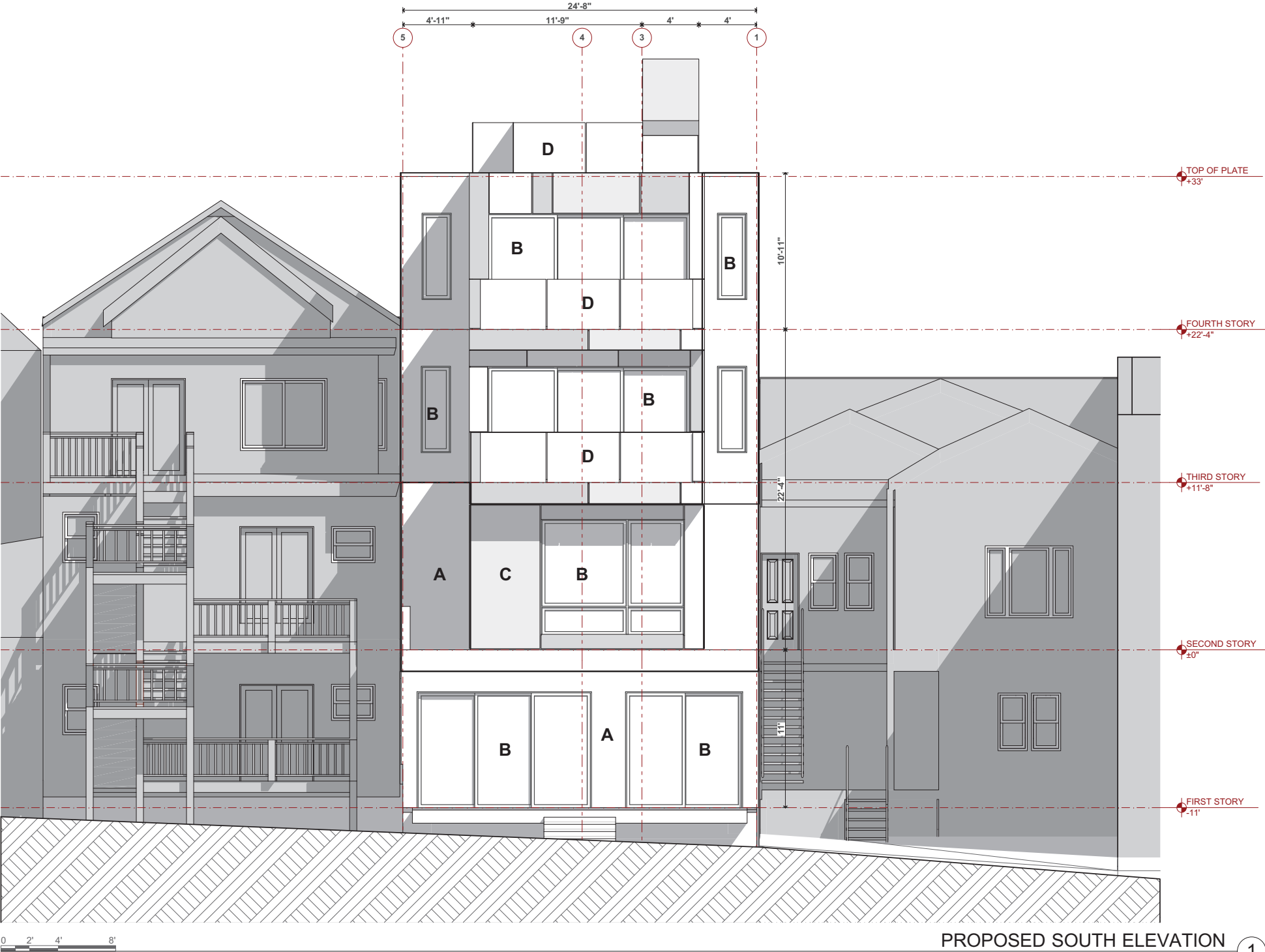
1.	4/24/18
2.	7/20/18
3.	9/05/18
4.	11/08/18
5.	02/01/19
6.	
7.	

SEPT 5, 2017

A2.1

MATERIAL KEY:

- A - 7/8" CEMENT STUCCO
- B - ALUMINUM WINDOWS & STOREFRONT
- C - FIBER CEMENT PANELS (3 COLORS) MOUNTED TO FURR'G STRIPS.
- D - GLASS GUARDRAIL
- E - FIBER CEMENT BLIND WALL



432 CORTLAND

432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

APN: 5678030

SITE PERMIT

PROPOSED SOUTH ELEVATION

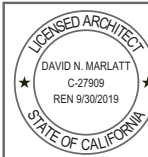
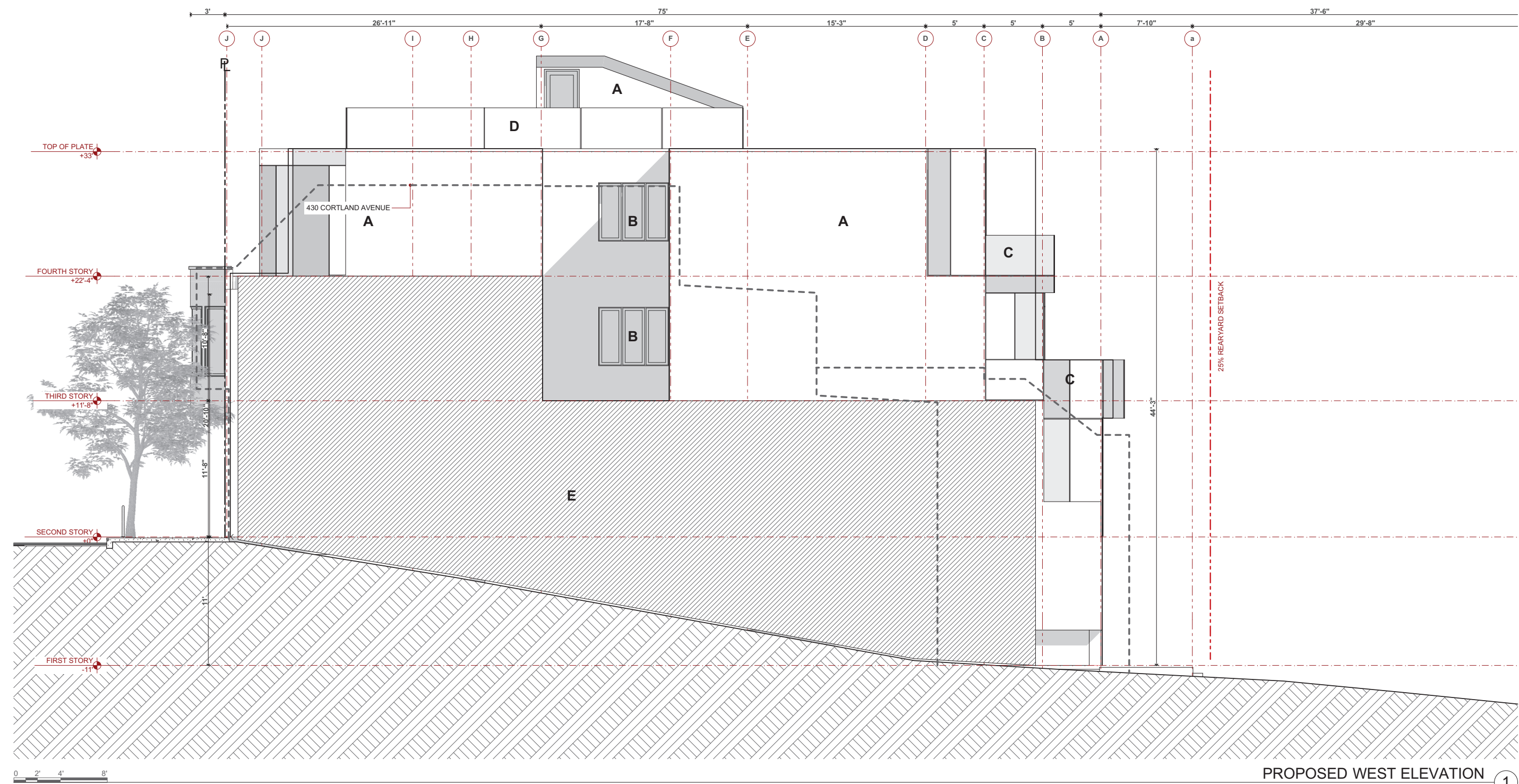
- Revisions:**
1. 4/24/18
 2. 7/20/18
 3. 9/05/18
 4. 02/01/19
 - 5.
 - 6.
 - 7.

SEPT 5, 2017

A2.2

MATERIAL KEY:

- A - 7/8" CEMENT STUCCO
- B - ALUMINUM WINDOWS & STOREFRONT
- C - FIBER CEMENT PANELS (3 COLORS) MOUNTED TO FURR'G STRIPS.
- D - GLASS GUARDRAIL
- E - FIBER CEMENT BLIND WALL



432 CORTLAND

SITE PERMIT

PROPOSED WEST ELEVATION

432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

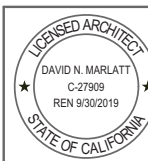
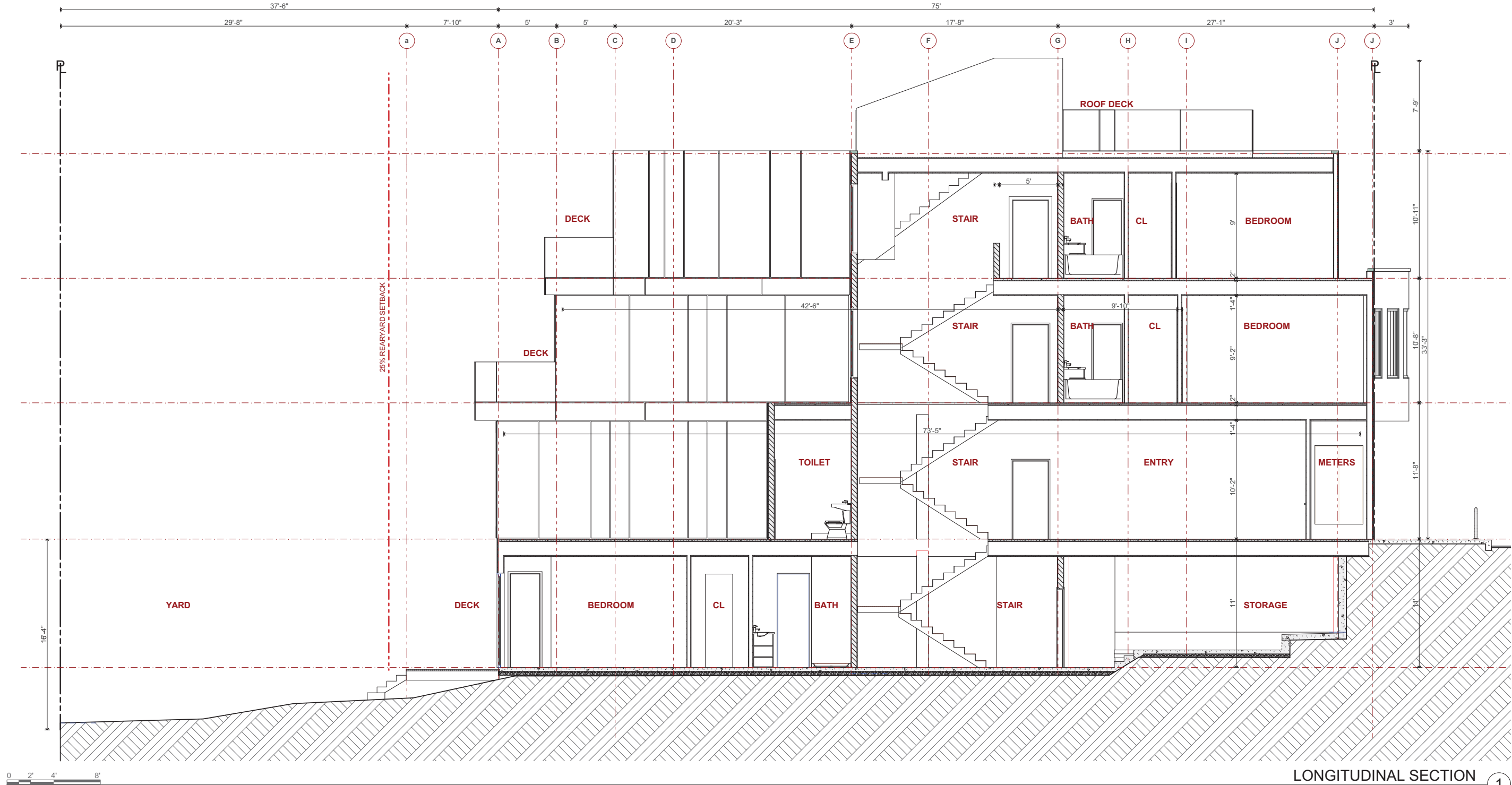
APN: 5678/030

Revisions:

1. 4/24/18
2. 7/20/18
3. 9/05/18
4. 11/08/18
5. 02/01/19
- 6.
- 7.

SEPT 5, 2017

A2.3



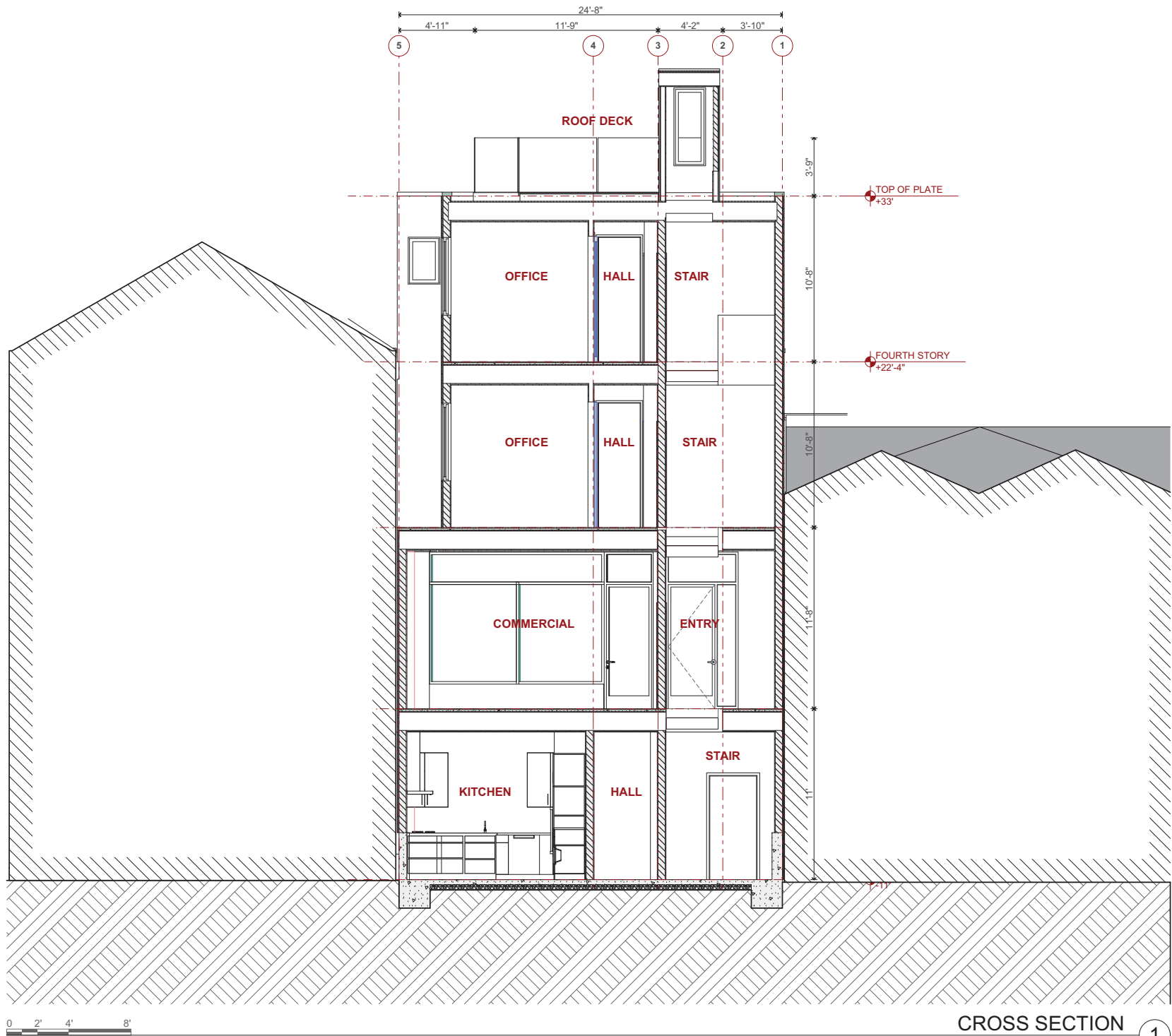
432 CORTLAND
432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110
APN: 5678030

SITE PERMIT
LONGITUDINAL SECTION

- Revisions:**
1. 4/24/18
2. 7/20/18
3. 9/05/18
4. 11/08/18
5. 02/01/19
6.
7.

SEPT 5, 2017

A3.0



432 CORTLAND
432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110
APN: 5678030

SITE PERMIT
CROSS SECTION

- Revisions:**
- 1. 4/24/18
 - 2. 7/20/18
 - 3. 9/05/18
 - 4. 02/01/19
 - 5.
 - 6.
 - 7.

SEPT 5, 2017

A3.2



WEST

BENNINGTON ST.

432 CORTLAND AVE.

ANDOVER ST.

EAST

SITE SECTION AND LINE OF SIGHTS | WEST - EAST

2



SOUTH

ELLERT ST.

432 CORTLAND AVE.

CORTLAND AVE.

NORTH

SITE SECTION AND LINE OF SIGHTS | SOUTH - NORTH

1



432 CORTLAND

432 CORTLAND AVENUE
SAN FRANCISCO, CA 94110

APN: 5678/030

SITE PERMIT
SITE SECTIONS & LINE OF
SIGHT

- Revisions:
- 1. 4/24/18
 - 2. 7/20/18
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.

SEPT 5, 2017

A3.2



EXHIBIT C

SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
432 Cortland Avenue		5678030
Case No.		Permit No.
2017-009635ENV		201709077207
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. The project includes demolition of the existing building with a dwelling unit in the basement level, and new construction of a three-over-basement mixed-use building with three dwelling units one commercial unit at street level.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (*optional*): Laura Lynch

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated 10/05/2017 b. Other (specify): See attached PTR form. </div> <div style="width: 45%;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Natalia Kwiatkowska	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 12/27/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	12/18/2018
--	--	--------------------------------	------------

PROJECT INFORMATION:		
Planner:	Address:	
Natalia Kwiatkowska	432 Cortland Avenue	
Block/Lot:	Cross Streets:	
5678/030	Bennington & Andover Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2017-009635ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/31/17
------------------------------------	---------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historical Resource Evaluation Part 1 prepared by Tim Kelley Consulting (dated July 2015).	
Proposed Project: Demolition of existing one-story-over-basement building and new construction of a four-story, mixed-use building.	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text" value="N/A"/>	Period of Significance: <input type="text" value="N/A"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated July 2015), and information found in the Planning Department files, the subject property at 432 Cortland Avenue contains a one-story-over-basement, wood-frame building designed in the Flat Front Italianate style, containing one residential unit and one commercial unit. The building was constructed in 1898 (source: water tap records) by an unknown architect/builder as a store and later converted to residential use. The facade features a central entrance with a hood flanked by tripartite wood-sash, double-hung windows with ogee lugs and a side entrance. The building is clad in rustic wood siding and a brick base and has a front-facing gable roof behind a stepped false front parapet with a projecting cornice and decorative frieze. The original owner was Luigi Micco, who ran a fruit store in the building from approximately 1900 through 1904. Beginning in 1905, the building was used as a dwelling unit and an office. Known exterior alterations to the property include: addition of one window and one door (1910), miscellaneous wall and floor repair (1978), and reroofing (1989). Additional research reveals the building originally featured an awning which was removed sometime between 1899 and 1905, and a rear porch was expanded and converted into an addition in several phases throughout the years.</p> <p>No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject building is a substantially altered example of Flat Front Italianate style architecture.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject building is located in the Bernal Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates ranging from late 19th century to 1990s, and later alterations to the earliest buildings. Together, the block does not comprise a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2018.12.20 12:35:41 -08'00'	



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 432 CORTLAND AVE
RECORD NO.: 2017-009635CUA

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

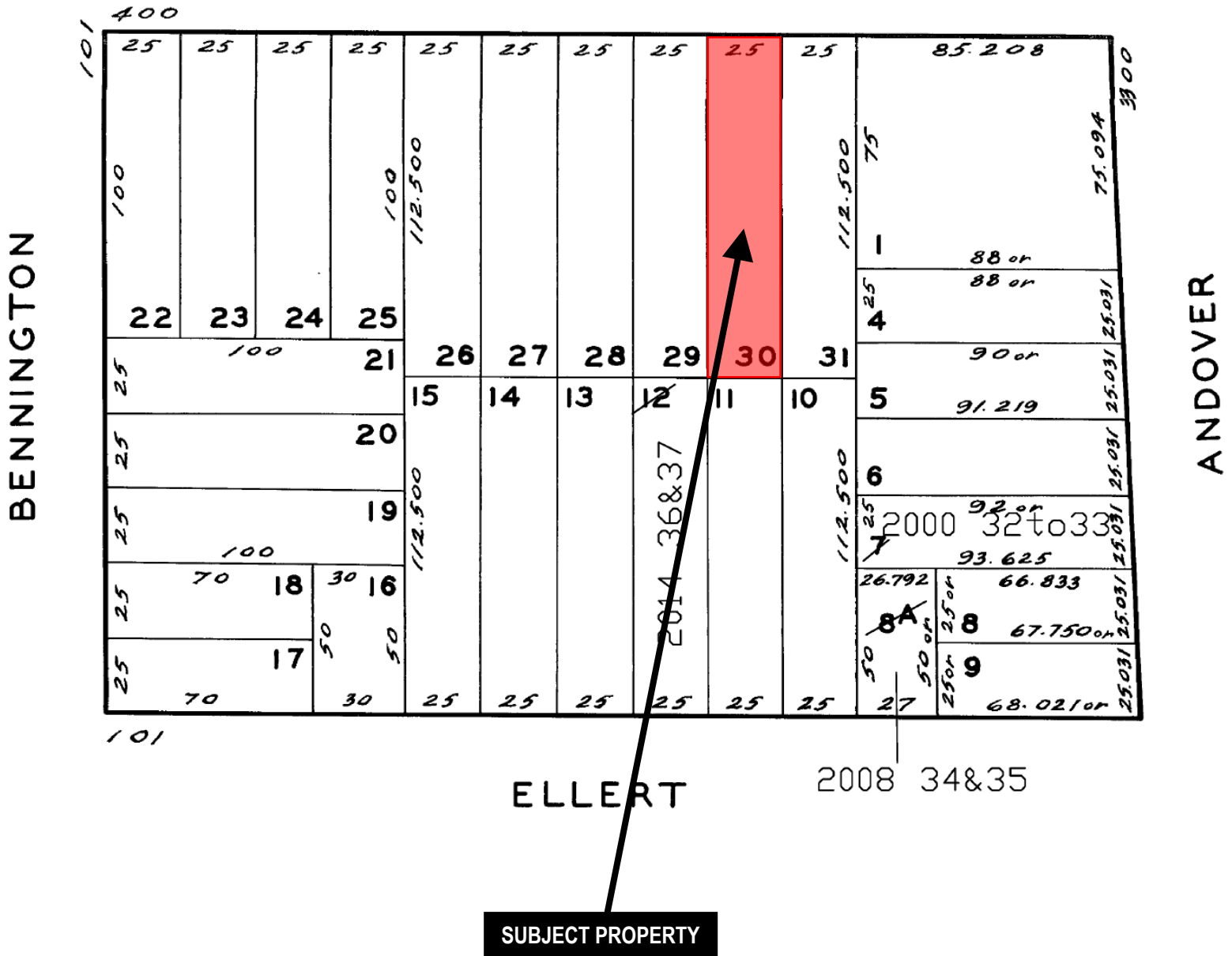
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF	1,288	5,034	3,746
Retail/Commercial GSF	0	1,360	1,360
Office GSF	1,088	0	-1,088
Usable Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	2	3
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	2	2	4
Bicycle Spaces	0	4	4
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	1	1
Two Bedroom Units	0	2	2
Three Bedroom (or +) Units	1	0	-1

Exhibit E

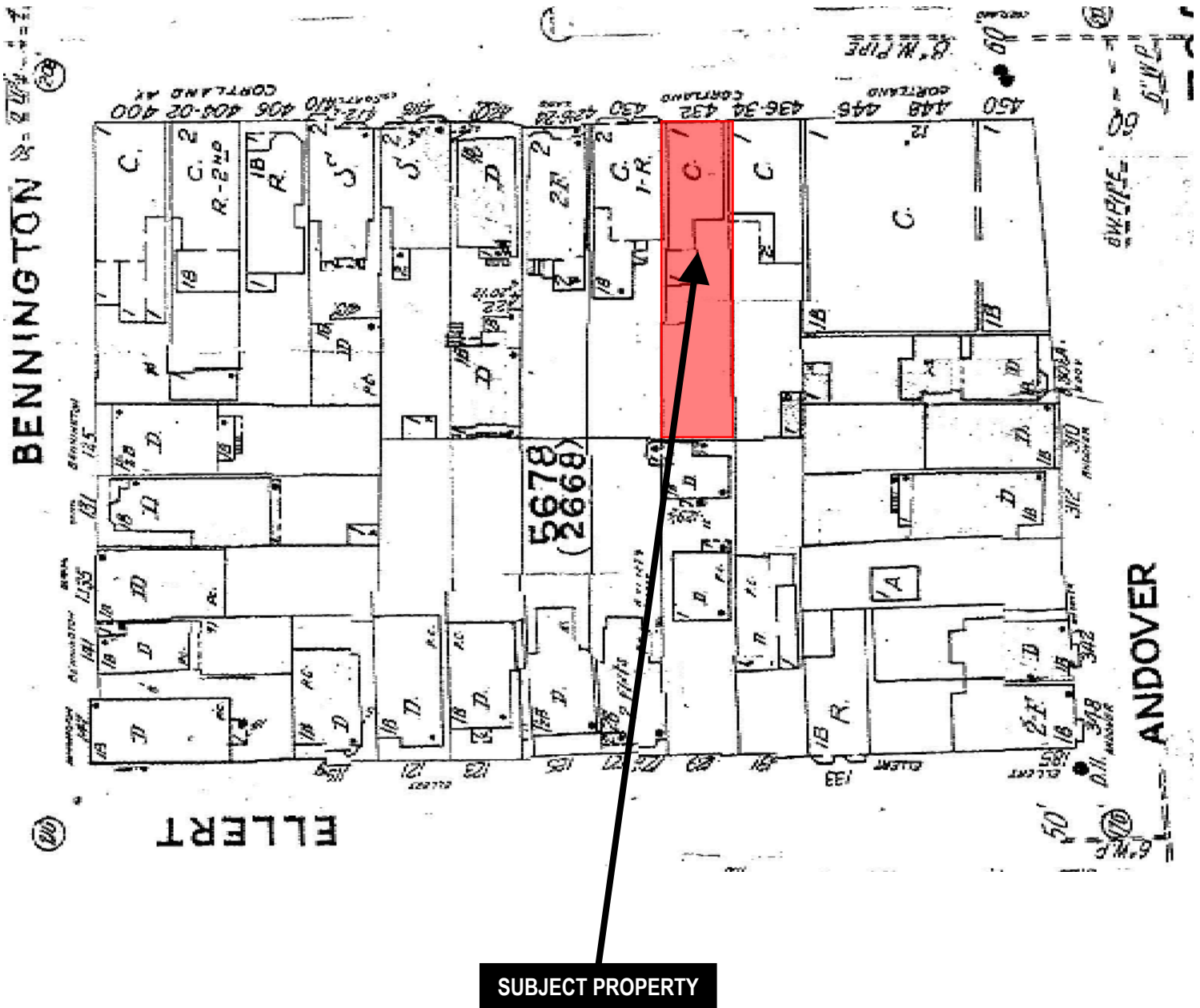
Parcel Map

CORTLAND AVE.



Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue

Sanborn Map*

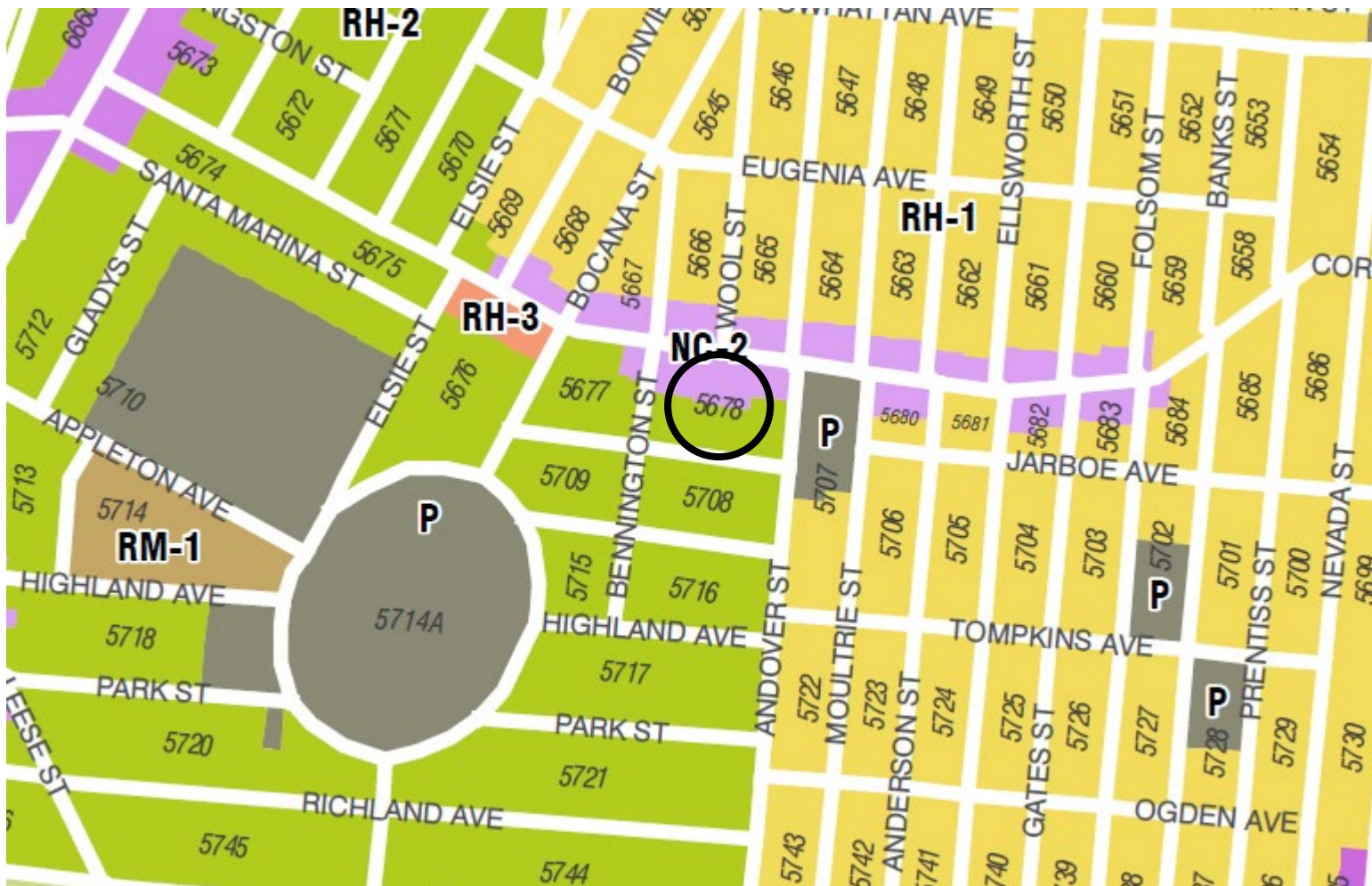


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



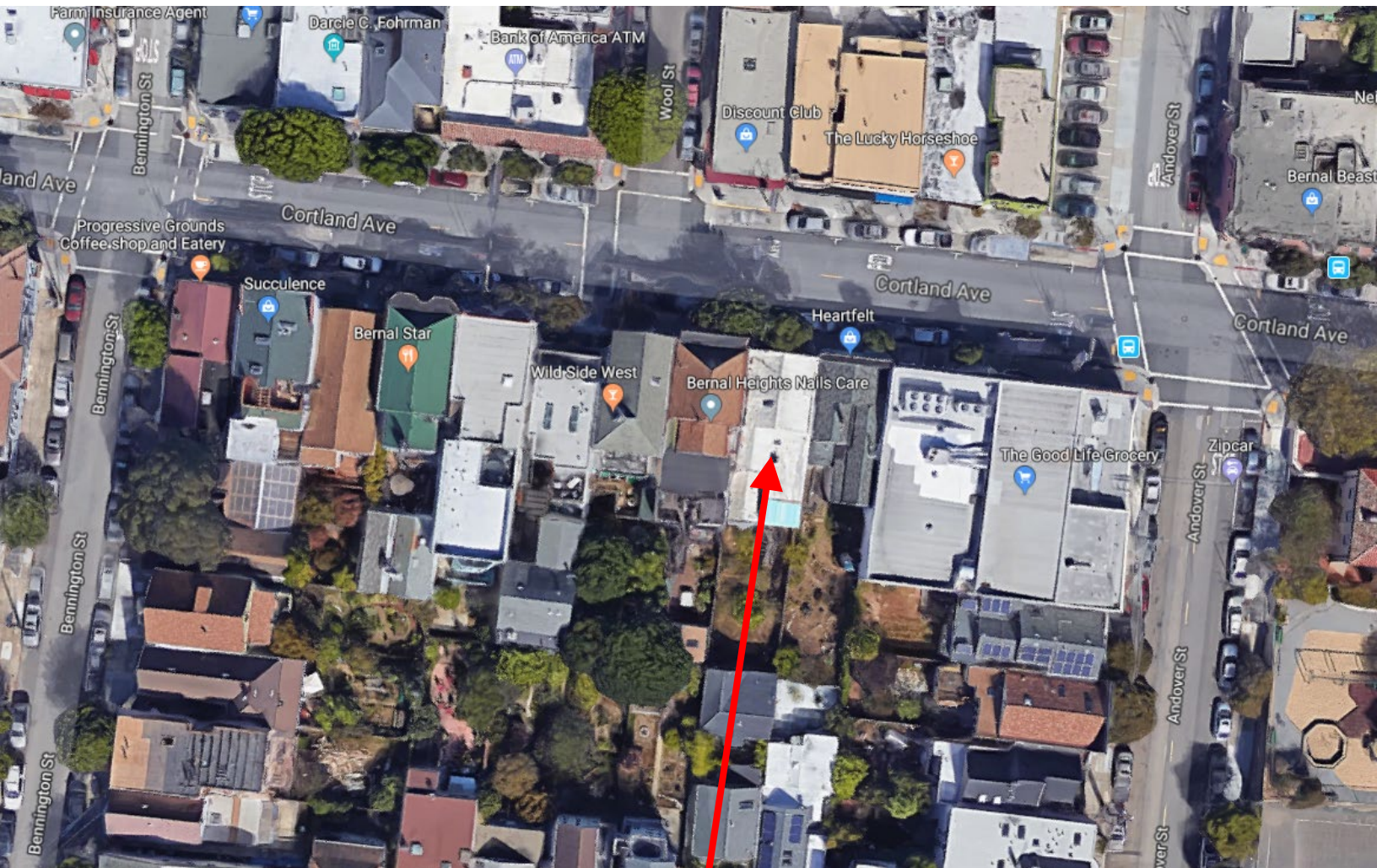
Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue

Zoning Map



Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue

Aerial Photo

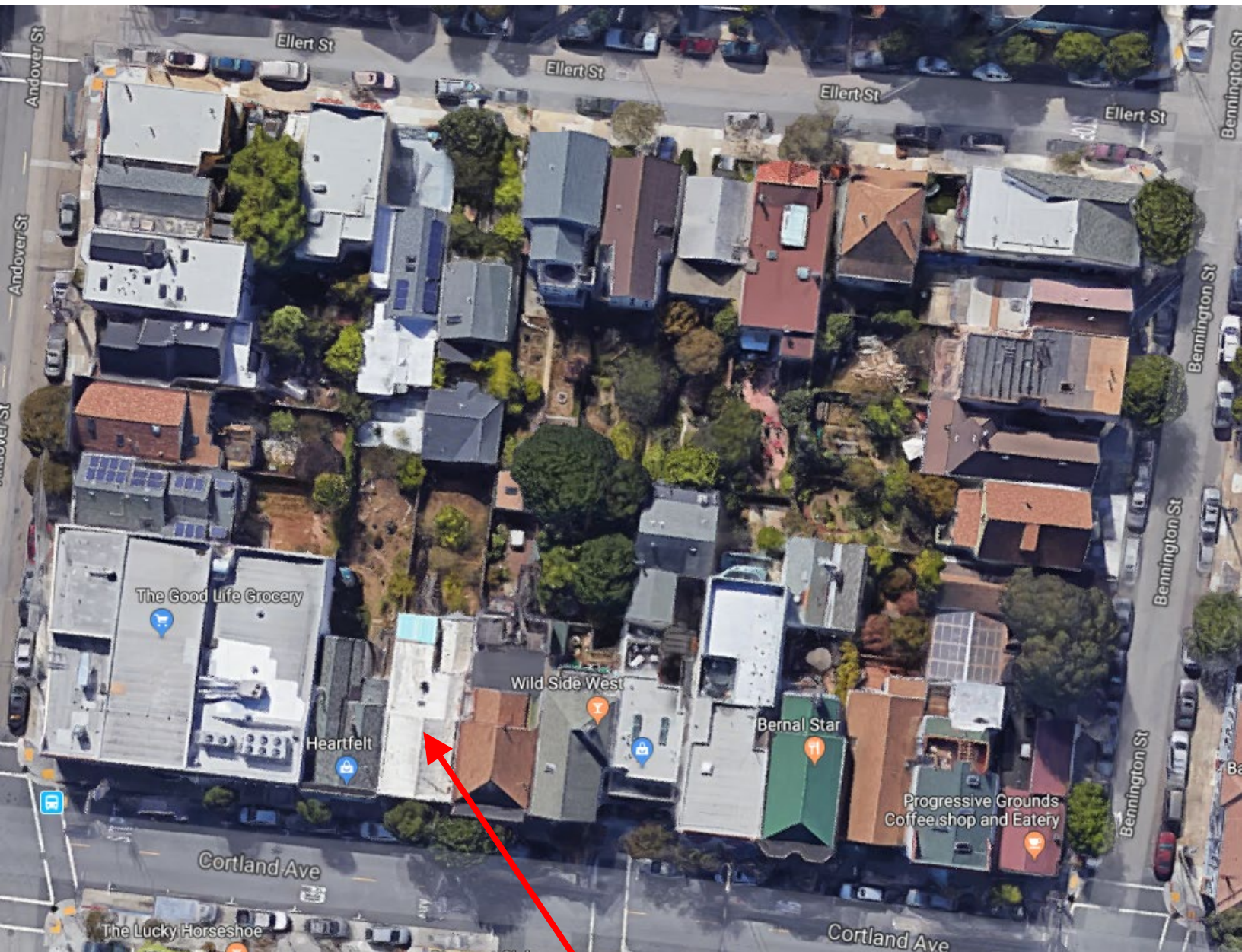


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue

Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2017-009635CUA
432 Cortland Avenue



EXHIBIT F

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address:

Block/Lot(s):

Property Owner's Information

Name:

Address:

Email Address:

Telephone:

Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

Project Details:

Change of Use	New Construction	Demolition	Facade Alterations	ROW Improvements
Additions	Legislative/Zoning Changes	Lot Line Adjustment-Subdivision	Other _____	

Residential:	Senior Housing	100% Affordable	Student Housing	Dwelling Unit Legalization
	Inclusionary Housing Required	State Density Bonus	Accessory Dwelling Unit	

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

Non-Residential:	Formula Retail	Medical Cannabis Dispensary	Tobacco Paraphernalia Establishment
	Financial Service	Massage Establishment	Other: _____

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Other: _____		


Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		


ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
1a. General	Estimated construction duration (months):	N/A		
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	Yes	No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	Yes	No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes	No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
5. Archeology 	<p>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</p>	Yes	No	<p>If Yes, provide depth of excavation/disturbance below grade (in feet*):</p> <p><i>*Note this includes foundation work</i></p>
6. Geology and Soils 	<p>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</p> <p>-----</p> <p>Area of excavation/disturbance (in square feet):</p> <p>_____</p> <p>Amount of excavation (in cubic yards):</p> <p>_____</p>	Yes	No	<p>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</p> <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <p><i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i></p>
7. Air Quality 	<p>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?</p>	Yes	No	<p>If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here.</p>
8a. Hazardous Materials	<p>Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p>	Yes	No	<p>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</p>
8b. Hazardous Materials 	<p>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</p>	Yes	No	<p>If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.</p> <p>For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division.</p> <p><i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i></p>

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7. That landmarks and historic buildings be preserved; and
8. That our parks and open space and their access to sunlight and vistas be protected from development.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Allshums & Partners LLC	
PROPERTY OWNER'S ADDRESS: 16 Harcourt Street, Unit 7K Boston, MA 02116	TELEPHONE: (415) 348-8910
	EMAIL: david@dnmarchitecture.com

APPLICANT'S NAME: DNM Architecture		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 1A Gate Five Road Sausalito, CA 94965	TELEPHONE: (415) 348-8910	
	EMAIL: david@dnmarchitecture	

CONTACT FOR PROJECT INFORMATION: David marlatt		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): (none)		Same as Above <input type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: 432 Cortland Avenue	ZIP CODE: 94110
CROSS STREETS: Andover Street & Bennington Street	

ASSESSORS BLOCK/LOT: 5678 / 030	LOT DIMENSIONS: 25'x112.5'	LOT AREA (SQ FT): 2,812.5	ZONING DISTRICT: NC-2	HEIGHT/BULK DISTRICT: 40-X
------------------------------------	-------------------------------	------------------------------	--------------------------	-------------------------------

3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):		DATE FILED:	
		2017-0907-7207		09/07/2017	
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY)			
		12/15/2016			
		ELLIS ACT	YES	NO	
		Was the building subject to the Ellis Act within the last decade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	0	3	3
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	20'-10"	0	33'-3"	33'-3"
Number of Stories	2	0	4	4
Bicycle Spaces	0	0	6	6
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,293	0	5,054	5,054
Retail	0	0	1,365	1,365
Office	1,083	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF	2,376	0	6,419	6,419

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	3	3
Rental Units:	1	0	-1
Total Units:	1	3	2
Units subject to Rent Control:	0	0	0
Vacant Units:	1	0	-1

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	5	5
Rental Bedrooms:	1	0	-1
Total Bedrooms:	1	5	4
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	1	1,293	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	1	1	1,002	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	2	2	1,505	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	3	2	1,466	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

The top two units provide more access to light and air than the existing below-grade unit. The new owner-occupied units feature rear decks.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The replacement of the commercial space preserves the potential for neighborhood-serving retail. The expansion of the commercial space enhance the potential supply. The inclusion of residential units increases the opportunity for these new businesses to be owned by local residents.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The project would continue the pattern of mixed-use buildings featuring residential and commercial space along Cortland Avenue. The front facade respects the predominant height of the at-street frontage. The street frontage also preserves the pattern of each building expressing a unique character.

3. That the City's supply of affordable housing be preserved and enhanced;

The project replaces one small unit and adds two additional small units to enhance the City's supply of modest housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The project does not add parking, so as to not draw additional auto traffic. The site is well served by pedestrians and transit access. The project increases opportunities for local residents to work within walking distance of their residence.

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The enlarged commercial space is more desirable for service industries such as restaurant or retail businesses. The residential units create opportunities for resident employment or ownership of the businesses.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The project will replace older building stock with a structure built to current codes.

7. That landmarks and historic buildings be preserved; and

The existing building was determined to not be an historic resource.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project has no impact on parks or open space, but will preserve existing street trees.

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Dwelling Unit Merger

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(e), the merger of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative review criteria only apply to those Residential Units proposed for Merger that are not affordable or financially accessible housing, (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco).

The Planning Commission shall not approve an application for Merger if certain eviction criteria apply. Please see the implementation document *Zoning Controls on the Removal of Dwelling Units*, Planning Code Section 317, and Administrative Code Section 37.9(a) for additional information.

Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

DWELLING UNIT MERGER CRITERIA:		YES	NO
1	Does the removal of the unit(s) eliminate only owner-occupied housing? If yes, for how long was the unit(s) proposed for removal owner-occupied? <div style="text-align: center;">○ ○ _____ months or years (circle one)</div>	<input type="checkbox"/>	<input type="checkbox"/>
2	Is the removal of the unit(s) and the merger with another intended for owner occupancy?	<input type="checkbox"/>	<input type="checkbox"/>
3	Will the removal of the unit(s) remove an affordable housing unit as defined in Section 415 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance? If yes, will replacement housing be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input type="checkbox"/>
4	Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?	<input type="checkbox"/>	<input type="checkbox"/>
5	Will the number of bedrooms provided in the merged unit be equal to or greater than the number of bedrooms in the separate units?	<input type="checkbox"/>	<input type="checkbox"/>
6	Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?	<input type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____

Date: _____

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

Dwelling Unit **Merger** Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Dwelling Unit Merger	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND one reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐* Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Dwelling Unit Conversion

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(f), the Conversion of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be subject to a Mandatory Discretionary Review.

In reviewing proposals for the Conversion of residential dwelling-units to other forms of occupancy, the Planning Commission will review the criteria below.

Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

DWELLING UNIT CONVERSION CRITERIA:		YES	NO
1	Will the conversion of the unit(s) eliminate only owner occupied housing? If yes, for how long has the unit(s) proposed for removal been owner-occupied? _____ months or _____ years (circle one)	<input type="checkbox"/>	<input type="checkbox"/>
2	Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the property located in a district where Residential Uses are not permitted? If yes, will the Residential Conversion bring the building closer into conformance with the uses permitted in the zoning district? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input type="checkbox"/>
4	Will the conversion of the unit(s) be detrimental to the City's housing stock?	<input type="checkbox"/>	<input type="checkbox"/>
5	Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?	<input type="checkbox"/>	<input type="checkbox"/>
6	Will the Residential Conversion remove Affordable Housing, or unit(s) subject to the Rent Stabilization and Arbitration Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____

Date: _____

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

Dwelling Unit **Conversion** Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Dwelling Unit Conversion	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND one reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input checked="" type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input checked="" type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ * Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "*Loss of Dwelling Units Numerical Values*".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

	EXISTING VALUE AND SOUNDNESS	YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	RENTAL PROTECTION	YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	PRIORITY POLICIES	YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____



Date: 11/09/2018

Print name, and indicate whether owner, or authorized agent:

David marlatt, DNM Architecture

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Demolition	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐* Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

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For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

EXHIBIT G

updated 2/8/20 9

date	Action	Contact	address	Email	Telephone	Notes
8/25/2017	Neighbor pre-app meeting					
11/30/2018	Canvassed block to distribute flyers		432 Cortland			Distributed 24 Flyers as Below: Described project and gave contact a flyer for the owner or any customers Described project and gave contact a flyer for the owner or any customers Left a flyer, but also got the owner's card and contact info (see Darcy Lee below) Described project and gave contact a flyer for the owner or any customers (Shop closed) Put a flyer thru their mail slot (closed) Put a flyer in their mailbox (closed) Put a flyer in their mailbox Spoke with owner regarding project. Gave her a flyer and business card. (vacant - no furnishings visible) (branch closed, so no employees or mailbox) ATM only (closed) Put a flyer in their mailbox Nicole said she was in favor because an project that improves the street helps her business. Spoke to the shopkeeper. He said his business is always expanding. He promised to give the flyer and my card to the owner. Described project and gave contact a flyer for the owner or any customers Described project and gave contact a flyer for the owner or any customers left a flyer in the mailbox rather than disturb residents etc Described project and gave contact a flyer for the owner or any customers. She asked if it was going to be luxury apartments. Described project and gave the owner a flyer and business card. He said, 'Good Luck!' Described project and gave contact a flyer for the owner or any customers Put a flyer in the mailslot Left the last two flyers tucked in under edge of SF Planning poster
	New Wheel	e-bike shop	432 Cortland			
	Nails and Waxing'	nail salon	420 Cortland Ave	Ronan (employee)		
	Heartfelt	gift shop	430A Cortland	employee		
	Good Life	grocery	434 & 436 Cortland	employee		
	FTK Martial Arts	marital arts studio / school	448	supervisor		
	Lucky Horseshoe	bar	461			
	Four Seasons Nails	nail salon	(no number posted)			
	Chloe's Closet	children's clothing store	451B	Suzanne (owner)		
	Discount Club	liquor store	451A & 443 Cortland			
	Bank of America	bank	439			
	Vega Pizza	pizza joint	433			
	Flowers	flower shop	419	Nicole (owner)		
	Epicurean Trader	deli and packaged goods store	409	employee		
	Progressive Grounds	coffee shop	401			
	Succulence	plant store & workshop	400	cashier		
	Bernal Star	victorian home / offices / homeopathic clinic	402	employee		
	Kimmond / Young Photo	photo studio and frame store	404			
	Wild Side West Saloon	bar	410			
		1 of 2 apartment entrances (over 430A Nail Salon)	416	Owner		
			424	Barkeep		
			428			
			432			
12/6/2018	Contacted by owner of 430 Cortland. Sent link to drawings and proposed meeting.	Bill Shireman		bshireman@future500.org		
12/7/2018	Communication with Bill's asst. to schedule meeting with 430 Cortland images & drawing link.	Mary Ann McDonnell		mmcdonnel@future500.org		
12/7/2018	Call with Amy Bienart, BOS. Sent images & drawing link.	Amy Bienart		amy.beinart@sfgov.org		Amy will schedule neighborhood meeting in early January, hosted by Supervisor Ronen
12/7/2018	Emailled flyer to contacts for 3 local neighbor groups that we previously contacted before the Pre-App Mtg	Bernal Heights South Slope Organization		kathyangus@gmail.com		
		Bernal East Design Review		bhesdrb@gmail.com		No response
		Bernal Heights Preservation		arothblatt@aol.com		No response
				tomkennedy5@gmail.com		Sent images & link to drawings
12/10/2018	Responded to email from owner of 420 Cortland and sent drawings	Tom Kennedy				

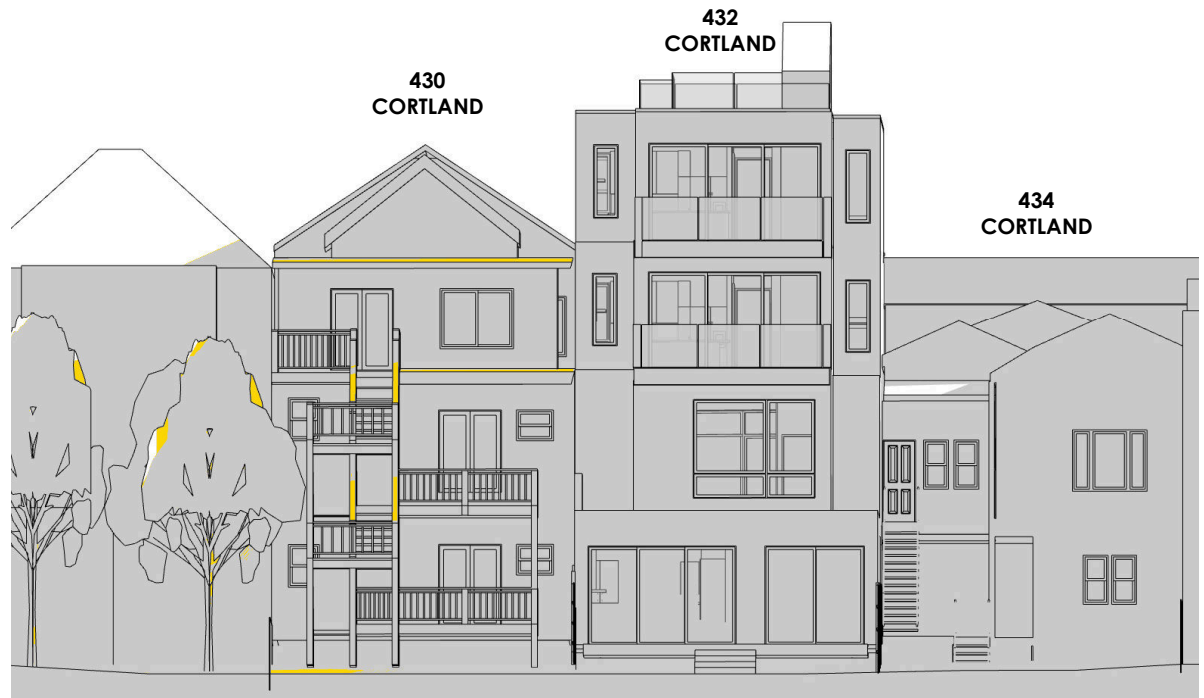
ate	Action	Contact	ddress	Email	Telephone	Notes
12/10/2018	Emailed Darcy Lee, owner of 'Heartfelt' at 436	Darcy Lee (business owner)	436 Cortland	info@heartfelt.com		Sent detailed description of project and current state of process.
12/11/2018	Proposed a meeting Wednesday 12/19 with Darcy Lee, owner of 'Heartfelt' at 436	Darcy Lee (business owner)		info@heartfelt.com		Sent detailed description of project and current state of process.
12/21/2018	Emails provided by Planner Veronica Flores 12/18/18	Gina Surber David Yogi Steve Jirgl Adam Laskowitz J David Whitfield Lee Hammack Sue Hestor Merle Malakoff	436 Cortland	merleandgina@gmail.com onmoultrie@comcast.net davidyogi@gmail.com sjirgl@yahoo.com lasko25@gmail.com david.whitfield.aia@gmail.com lee@leehammack.com hestor@earthlink.net merleandgina@gmail.com		<i>Emailed each of them a copy of the flyer an invitation the Jan Meeting</i>
12/21/2018	Met with owners of 436 and 430 Cortland to review project and discuss concerns	Darcy Lee (business owner) Bill Shireman Aileen Ichikawa	436 Cortland 430 Cortland 430 Cortland	 bshireman@future500.org aileen.ichikawa@gmail.com		<i>Attending: Michael & Elizabeth Shum, David Marlatt, Darcy Lee, Bill Shireman, Aileen Ichikawa</i>
12/26/2018	Emailed owner of Goodlife Grocery for meeting	Lester Zeidman	448 Cortland	lz@goodlifegrocery.com		
12/28/2018	Installed 11x17 poster for community outreach meeting					
1/3/2019	Community Meeting					60-70 attendees
1/12/2019	DNM met with Darcy, Aileen, Billie Hayes	Darcy Lee Billie Hayes Aileen Ichikawa	Bernal Neighborhood Center 436 Cortland Wild Side West	amy.beinart@sfgov.org 415-647-3099 aileen.ichikawa@gmail.com		<i>Took pictures from rear yards and discussed extent of building.</i>
1/30/2019	DNM meeting with Bill & Aileen	Aileen Ichikawa	430 Cortland	aileen.ichikawa@gmail.com		
1/31/2019	DNM meeting with BBA	Aileen Ichikawa	430 Cortland	aileen.ichikawa@gmail.com		Share revised design and shadow study
2/4/2019	Emailed revised plans to Amy Beinart, Darcy, Bill and Aileen	Darcy Lee Amy Beinart	436 Cortland	amy.beinart@sfgov.org		Share revised design & BBA concerns
2/7/2019	Amy Beinart sent link to latest plans to Jan 3 attendees	Amy Beinart		amy.beinart@sfgov.org		
2/8/2019	DNM meeting with BBA	Darcy Lee				
2/8/2019	Emails provided by Planner Veronica Flores 12/18/18	Gina Surber David Yogi Steve Jirgl Adam Laskowitz J David Whitfield Lee Hammack Sue Hestor Merle Malakoff	436 Cortland	merleandgina@gmail.com onmoultrie@comcast.net davidyogi@gmail.com sjirgl@yahoo.com lasko25@gmail.com david.whitfield.aia@gmail.com lee@leehammack.com hestor@earthlink.net merleandgina@gmail.com		<i>Share revised design & BBA concerns</i> <i>Emailed link to updated design</i>

A01

SUMMER SOLSTICE

JUNE 21ST

08:00 AM

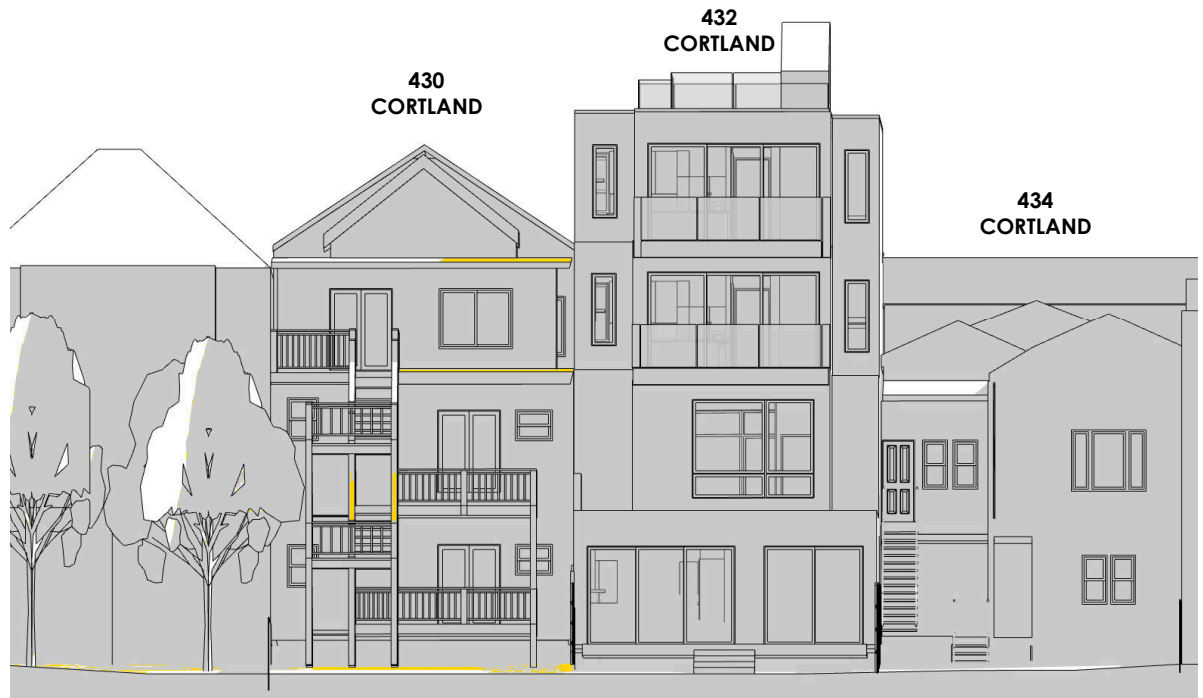
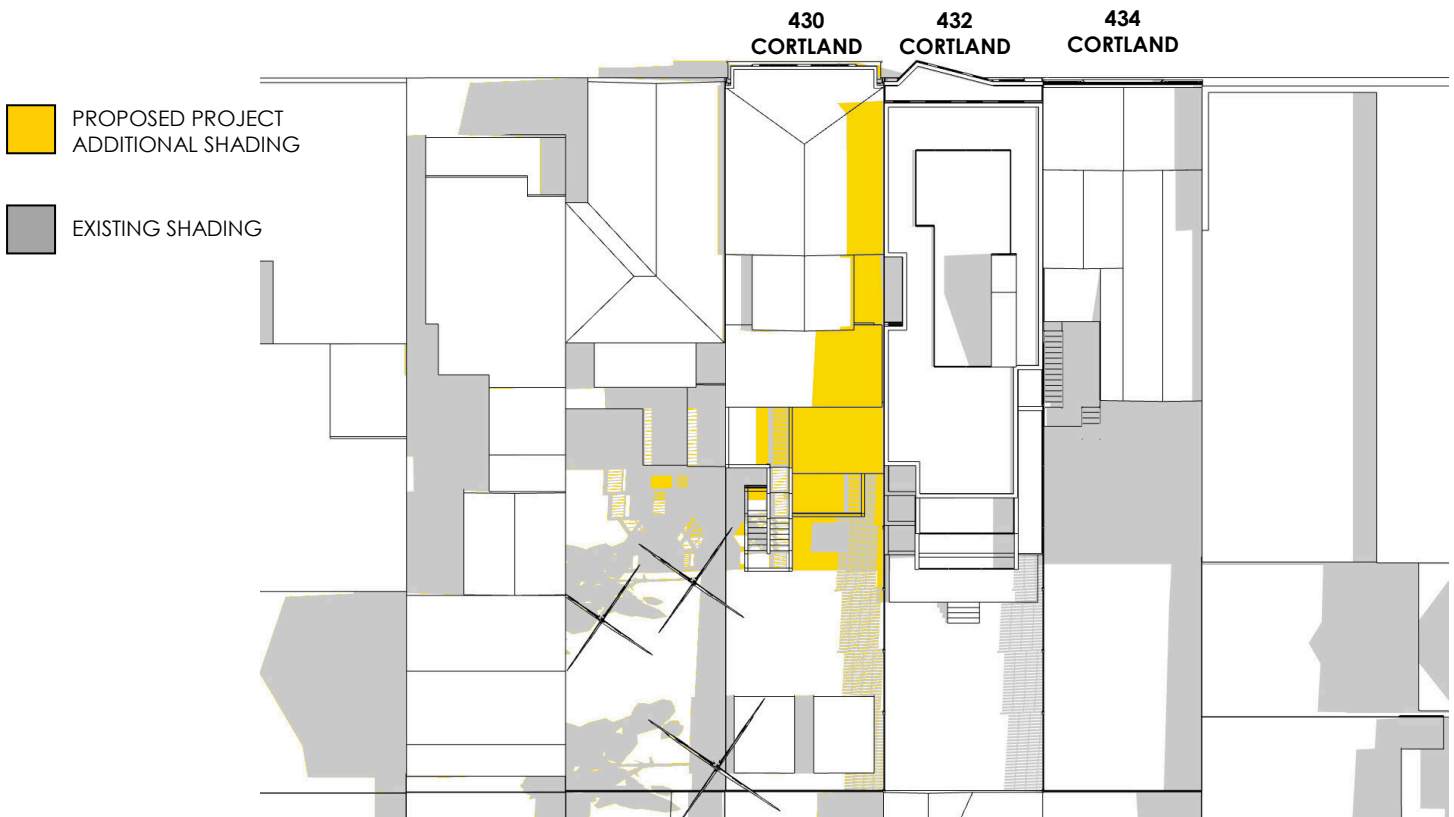
 PROPOSED PROJECT
ADDITIONAL SHADING EXISTING SHADING

A02

SUMMER SOLSTICE

JUNE 21ST

10:00 AM

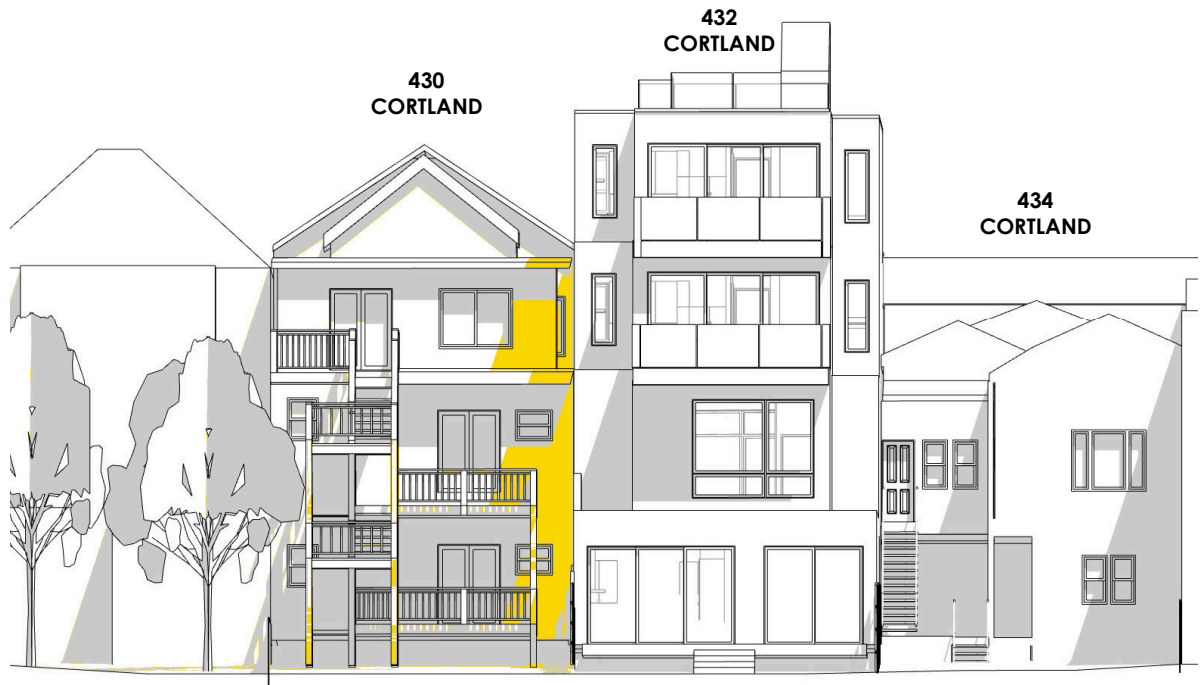
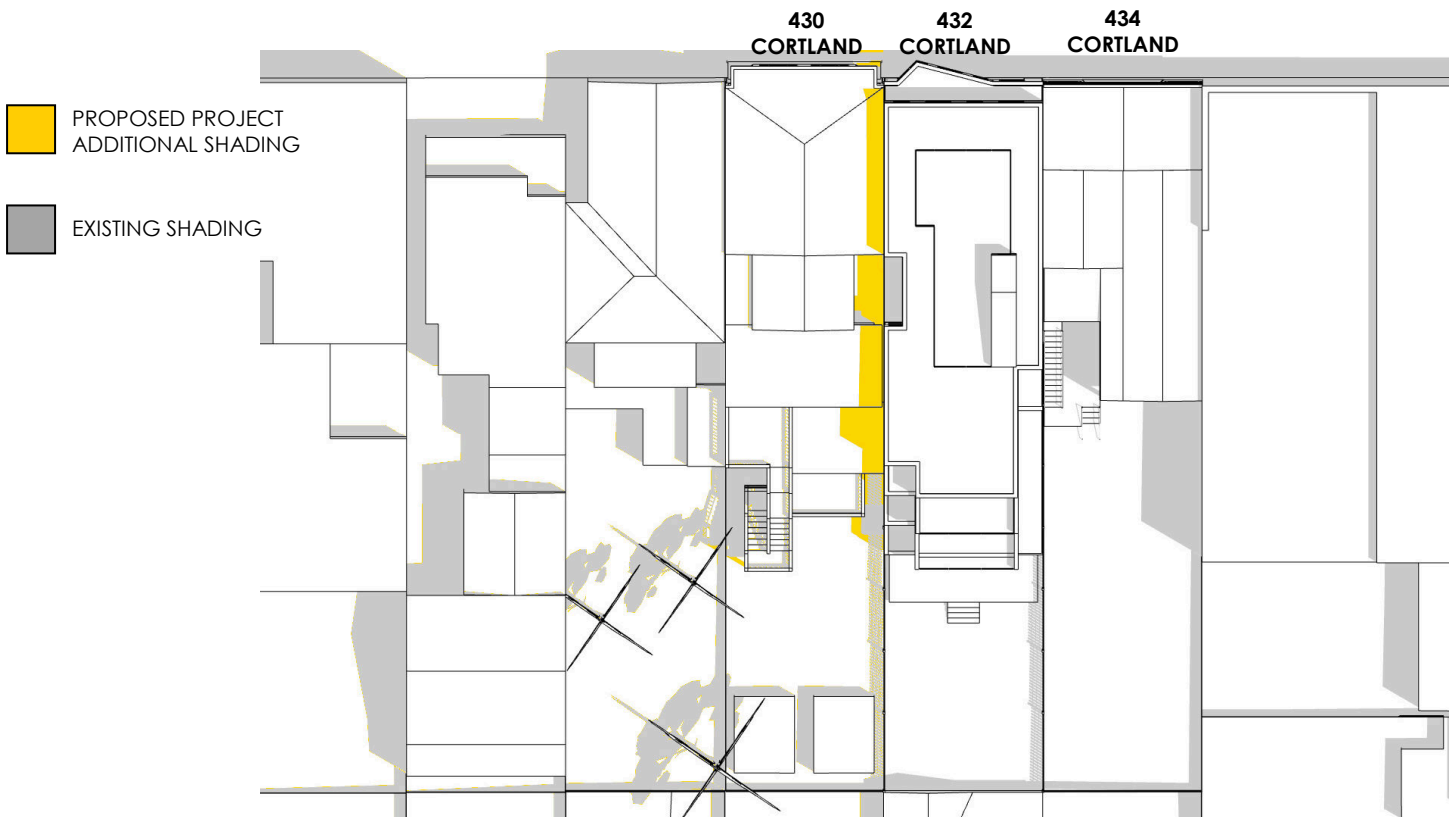


A03

SUMMER SOLSTICE

JUNE 21ST

12:00 PM

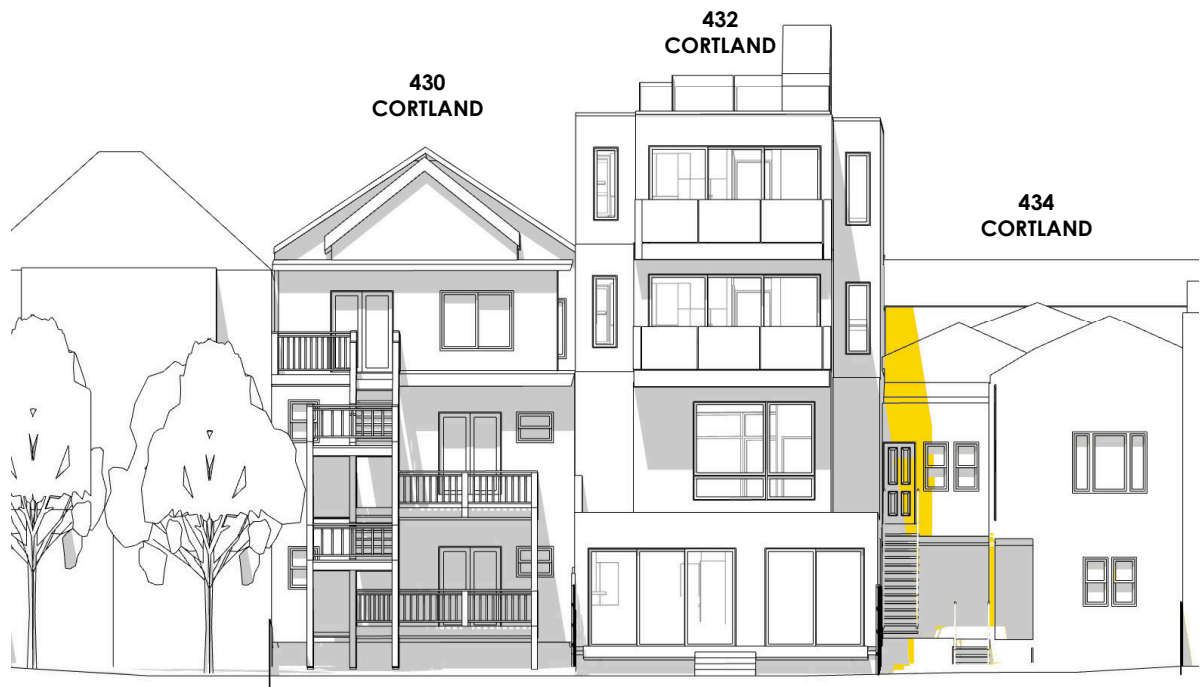
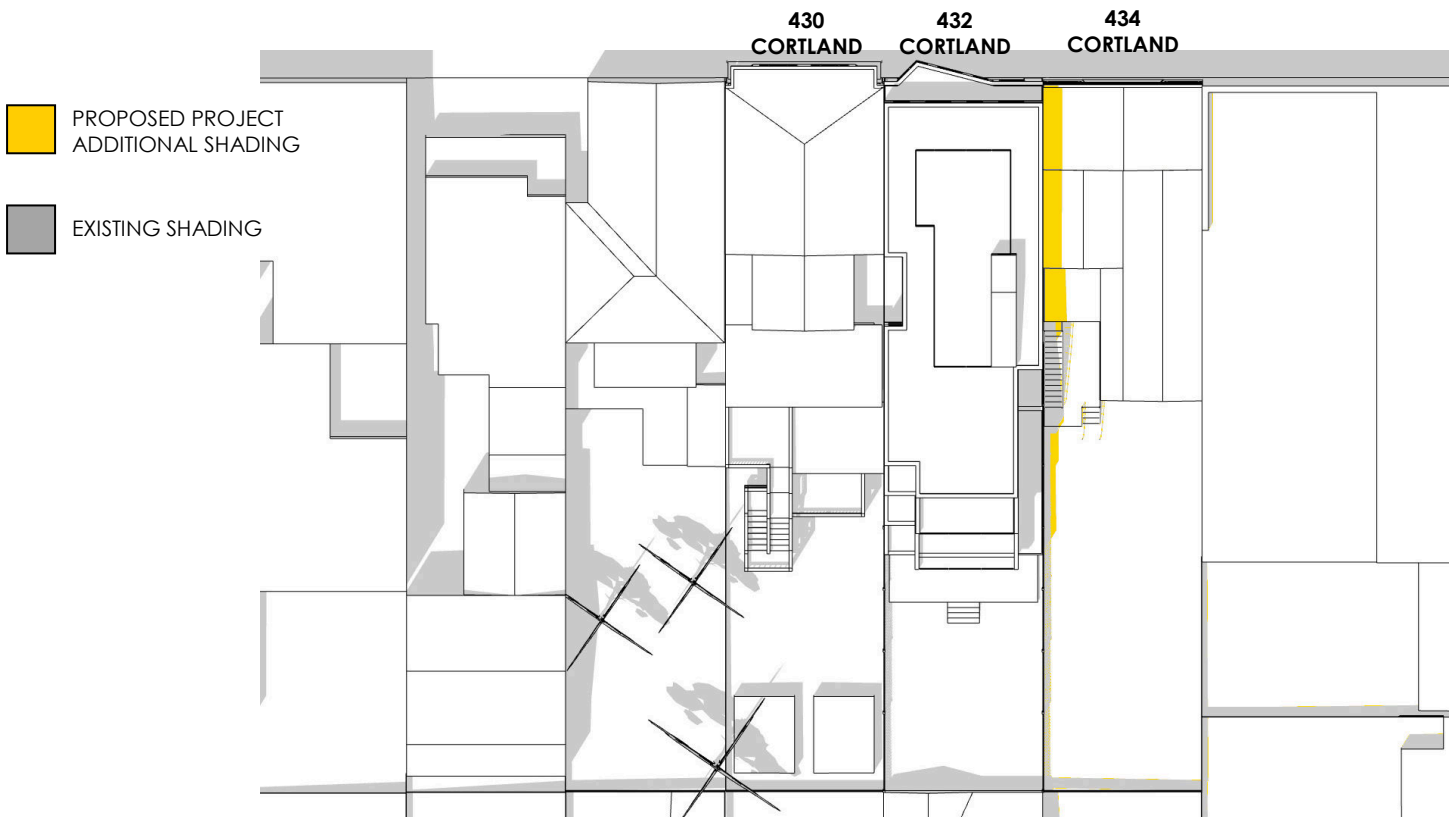


A04

SUMMER SOLSTICE

JUNE 21ST

02:00 PM

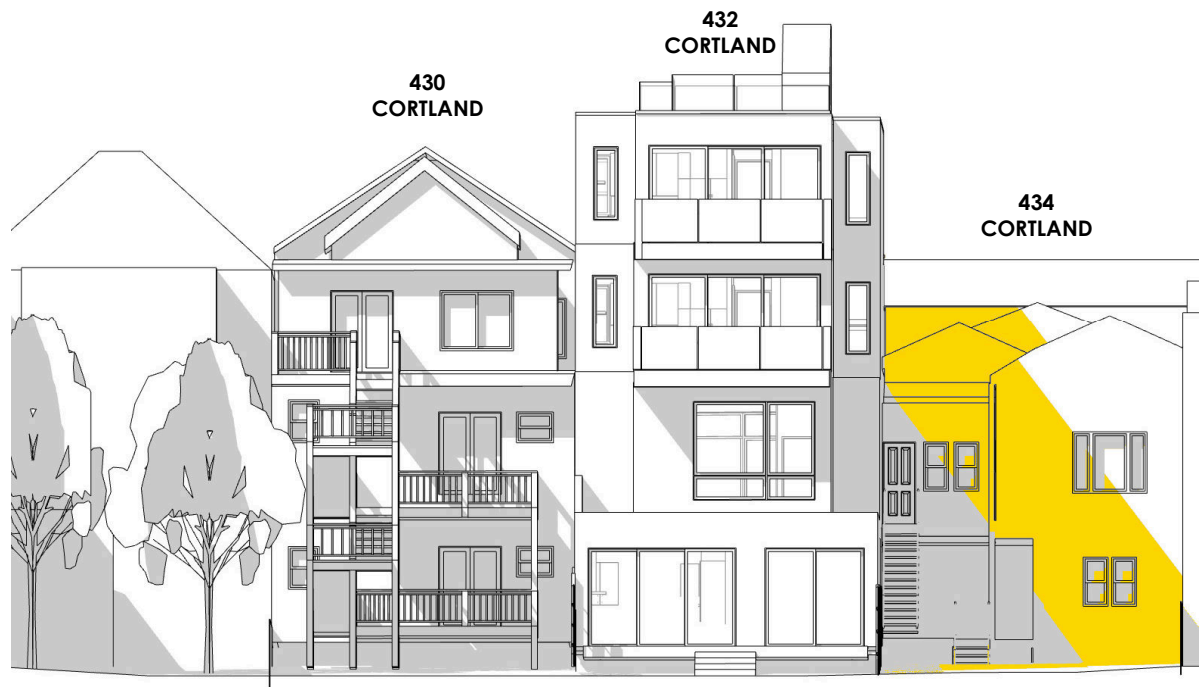
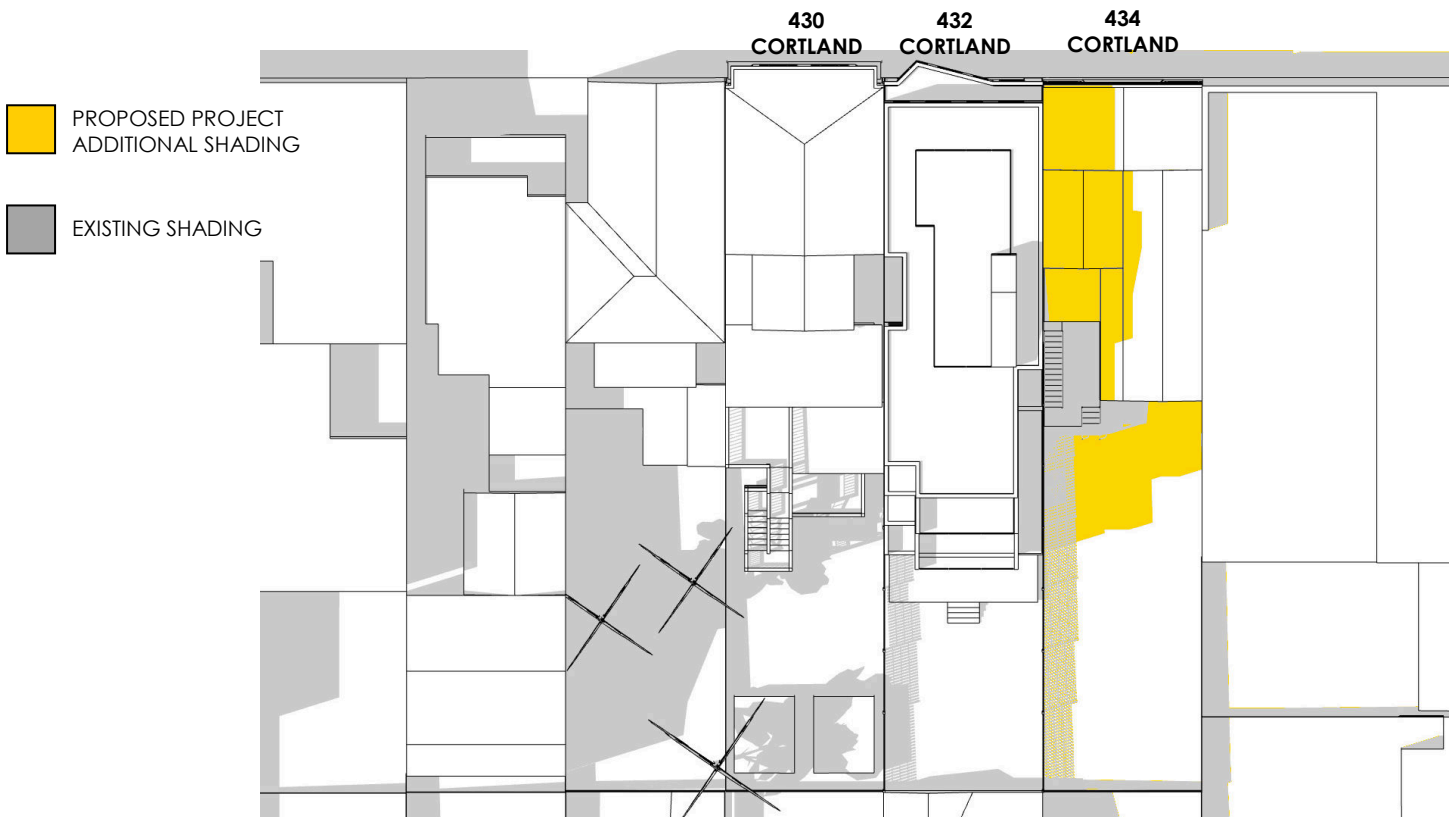


A05

SUMMER SOLSTICE

JUNE 21ST

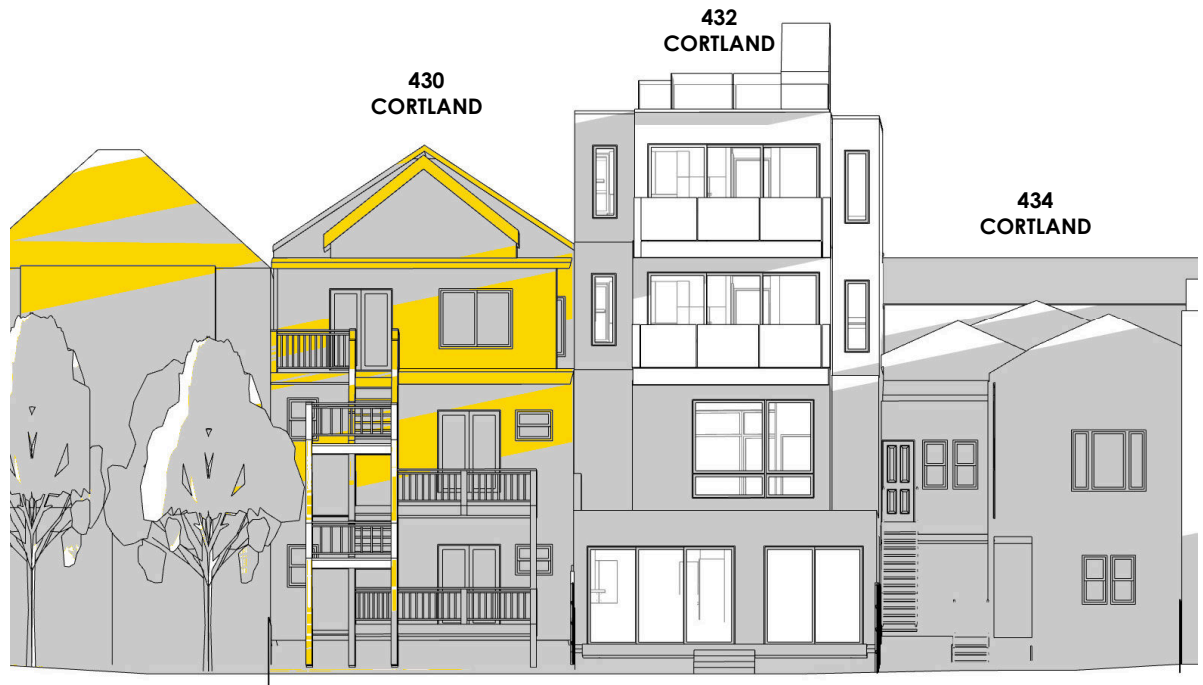
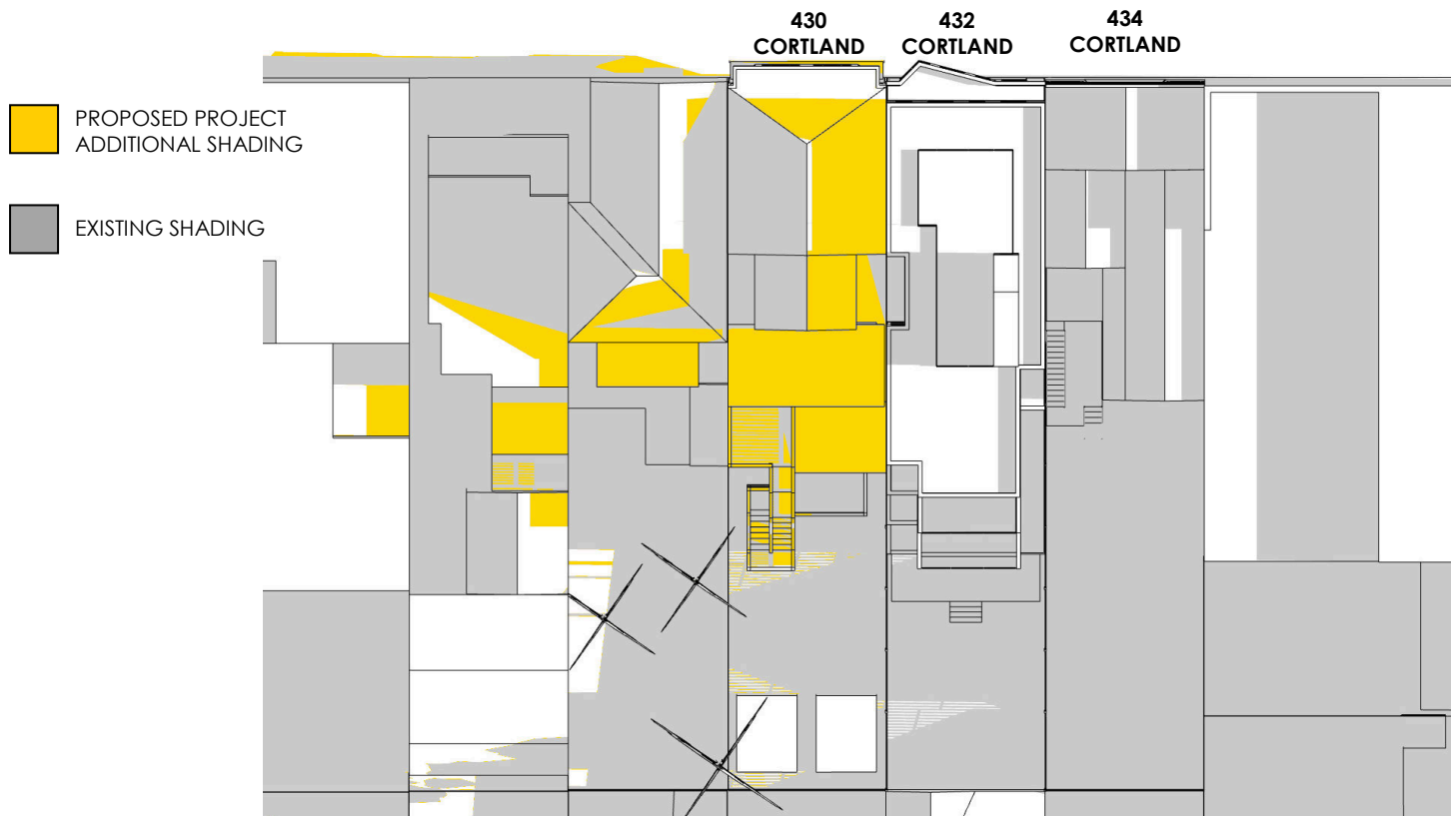
04:00 PM



B01

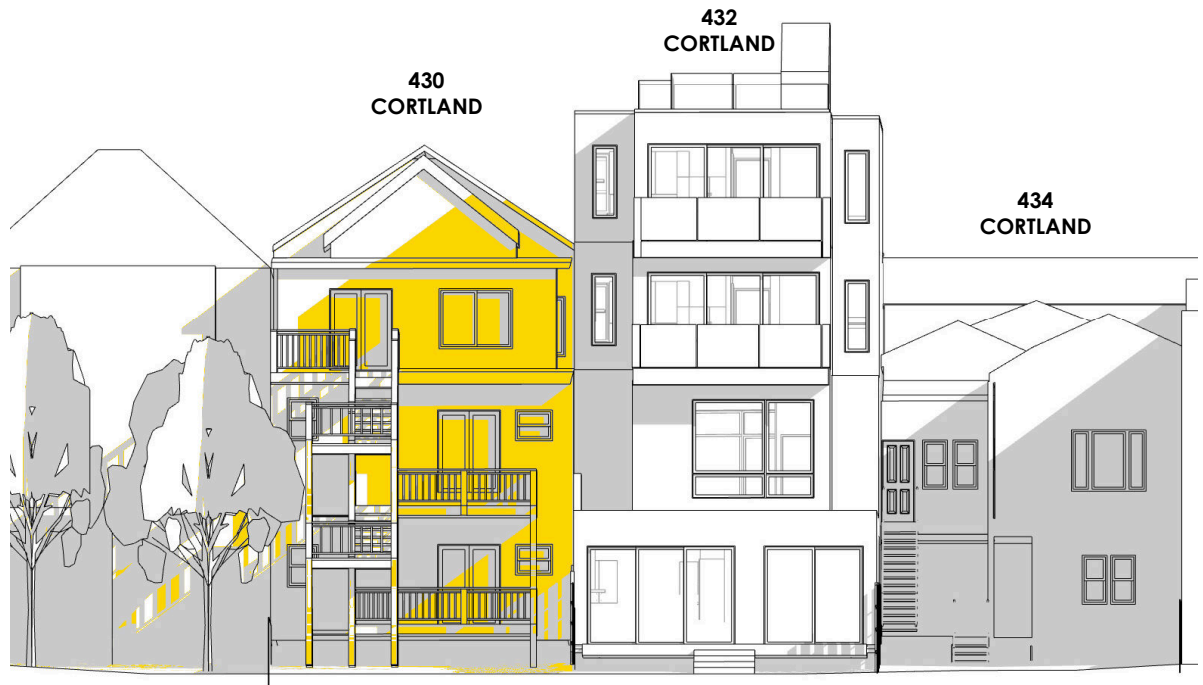
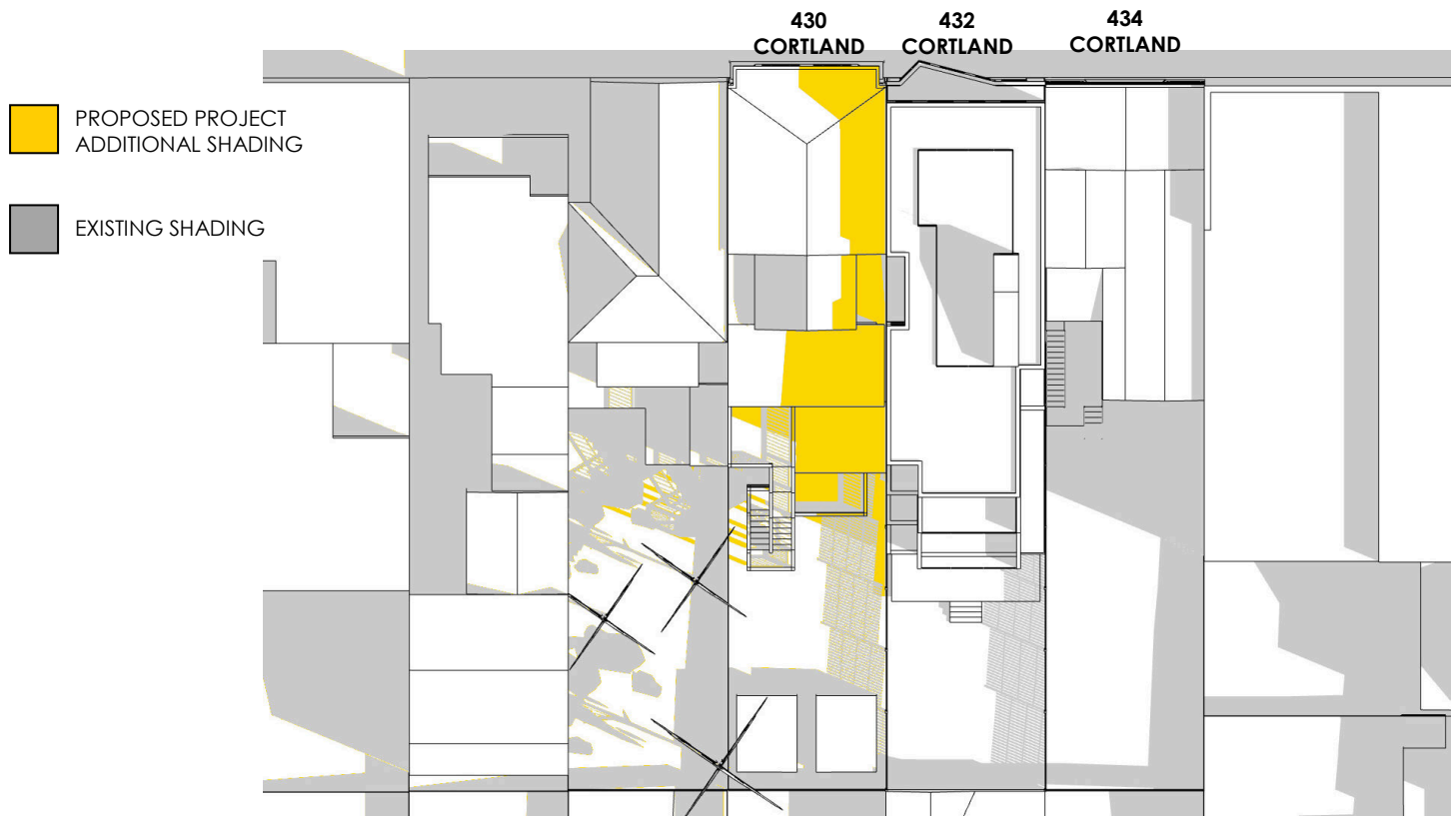
FALL EQUINOX

SEPTEMBER 21ST 08:00 AM



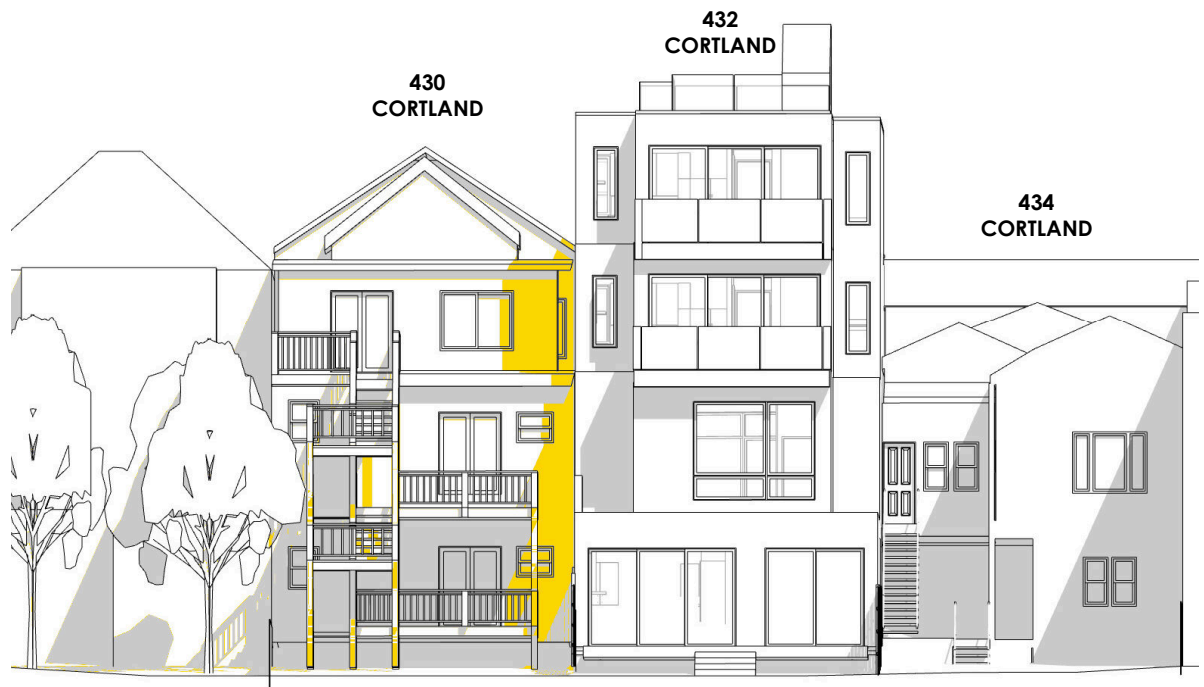
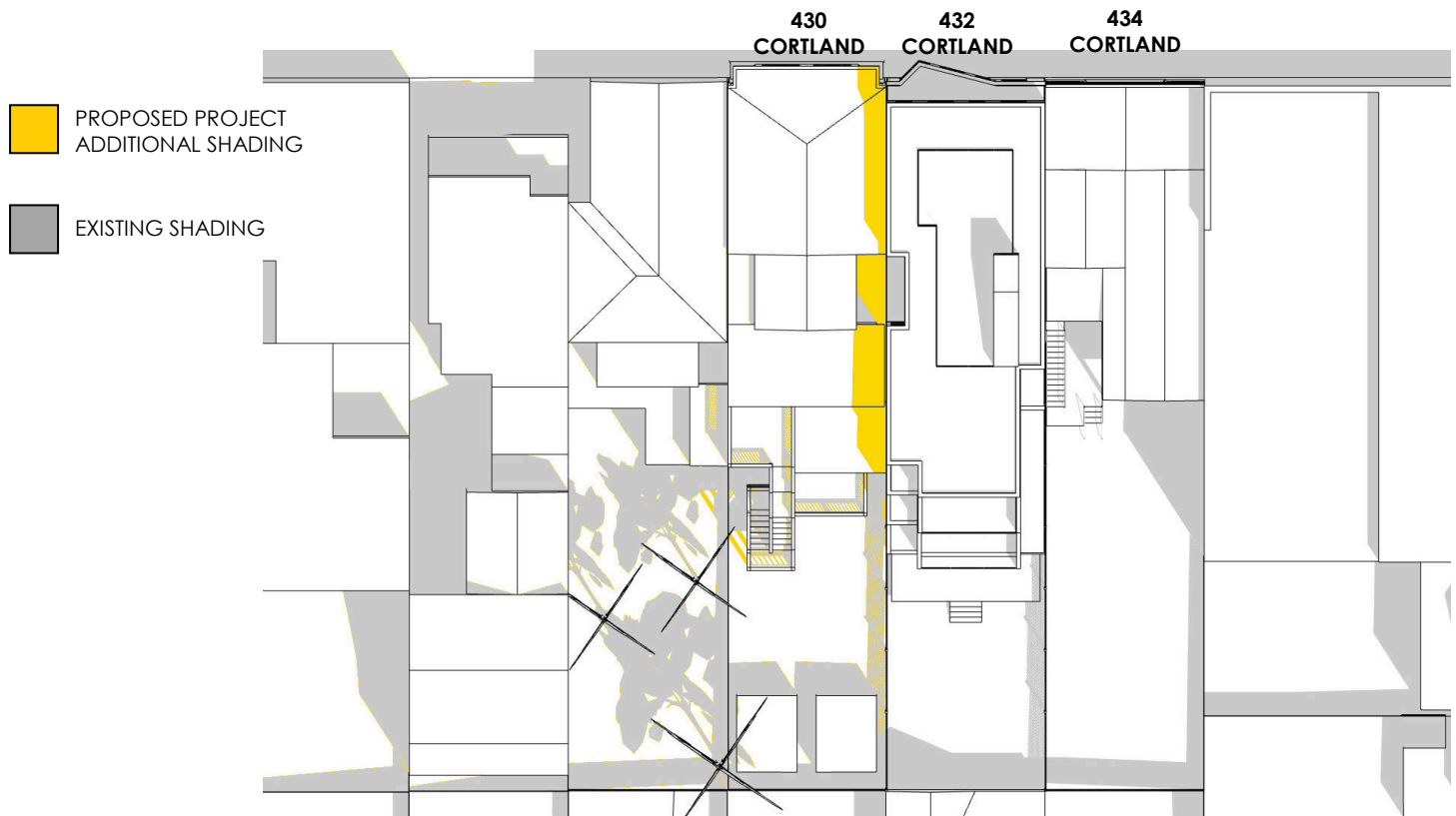
B02

FALL EQUINOX

SEPTEMBER 21ST 10:00 AM

B03

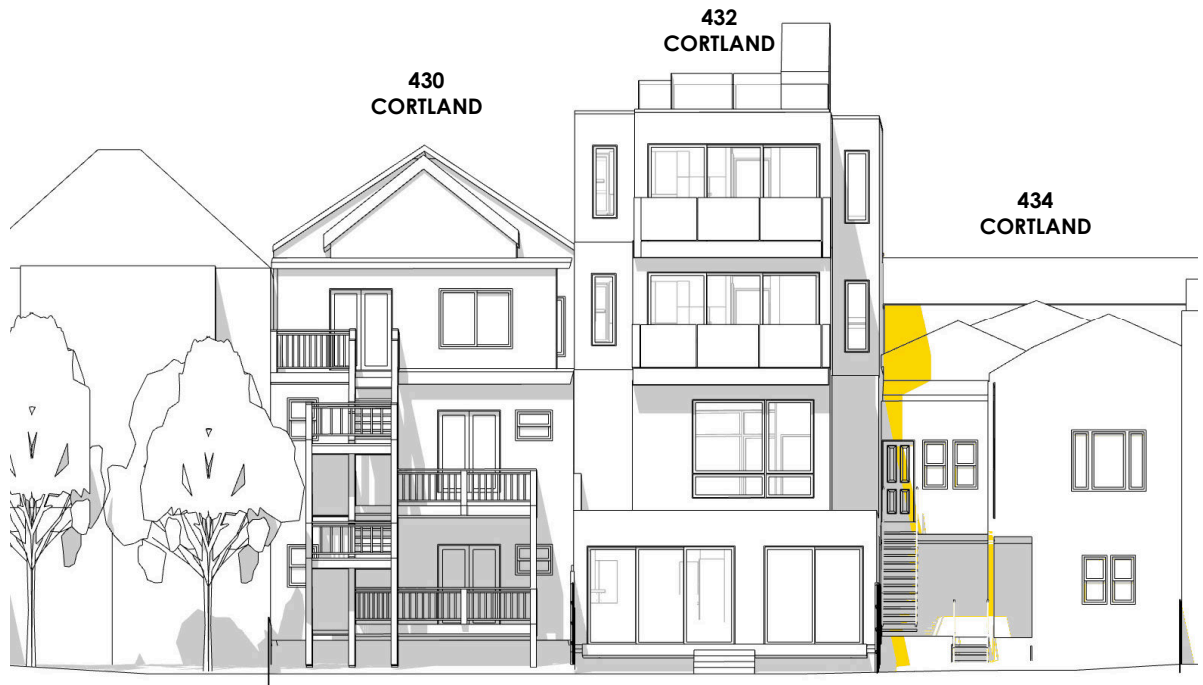
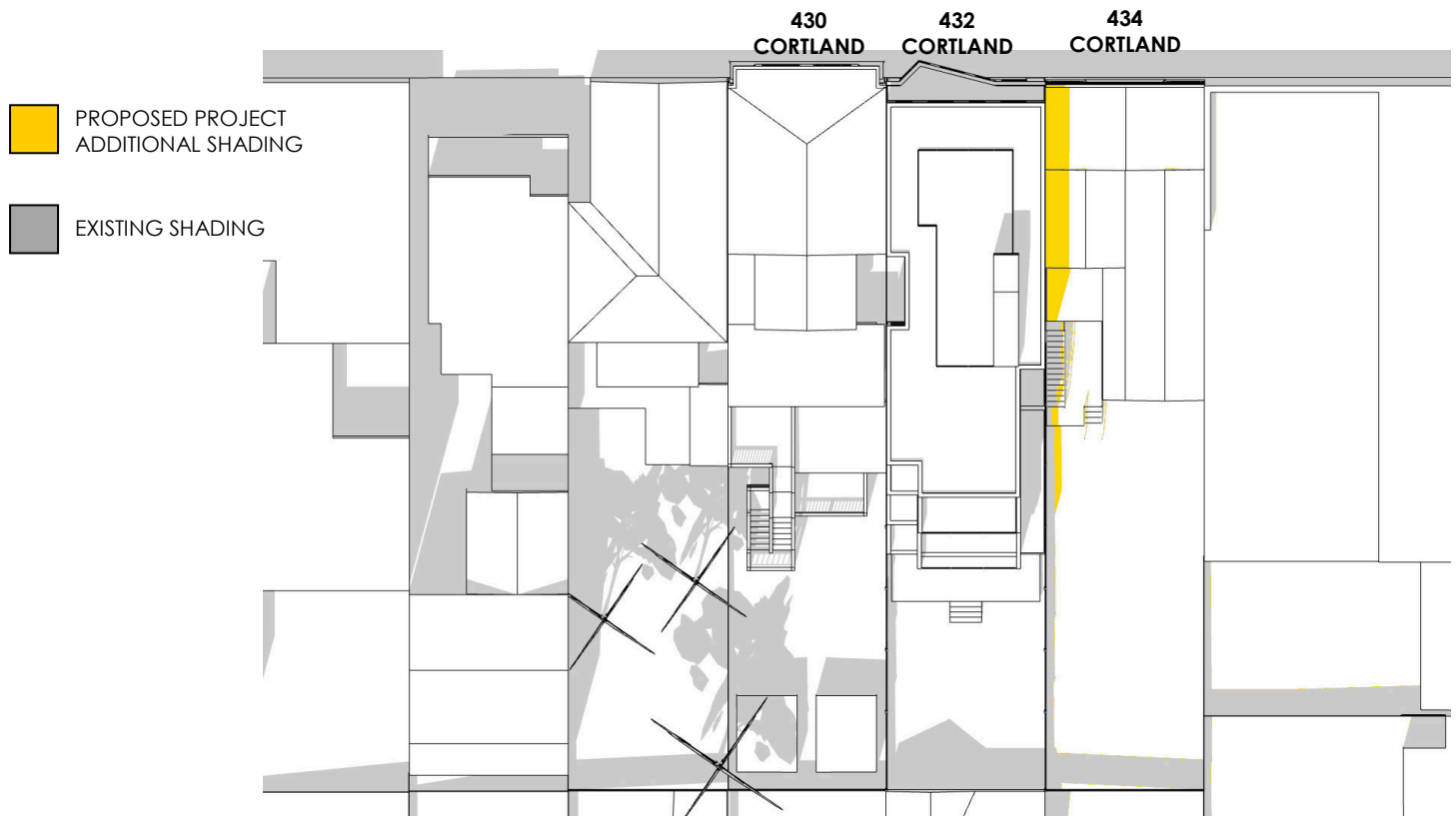
FALL EQUINOX

SEPTEMBER 21ST 12:00 PM

B04

FALL EQUINOX

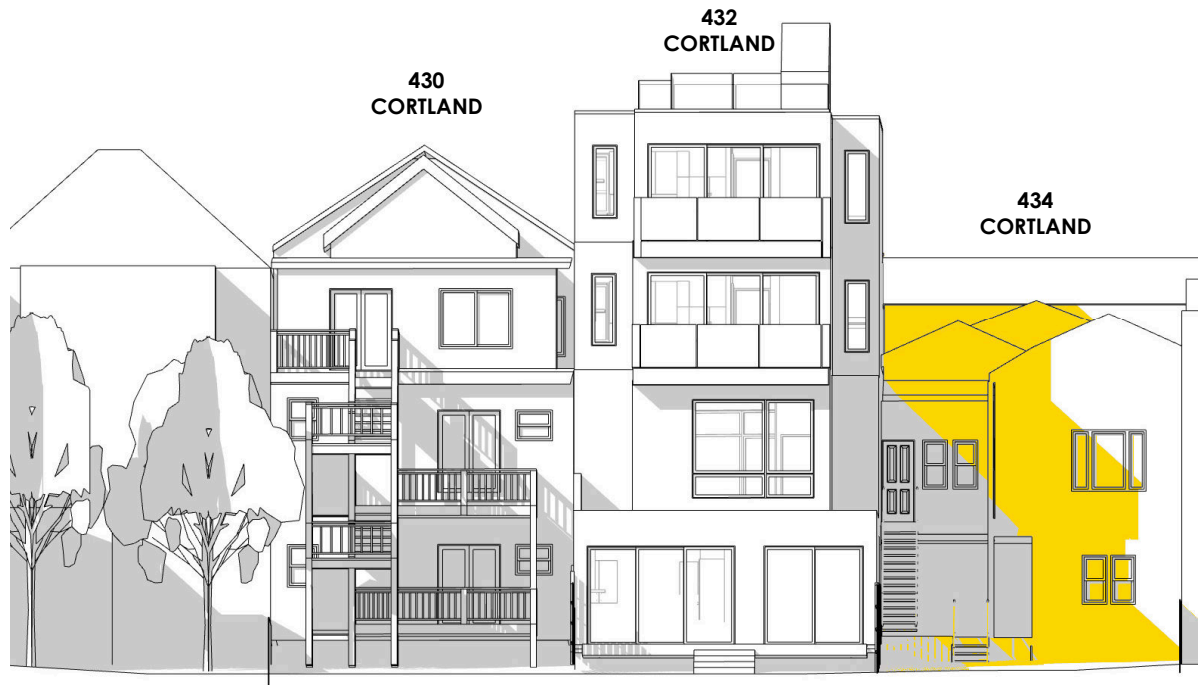
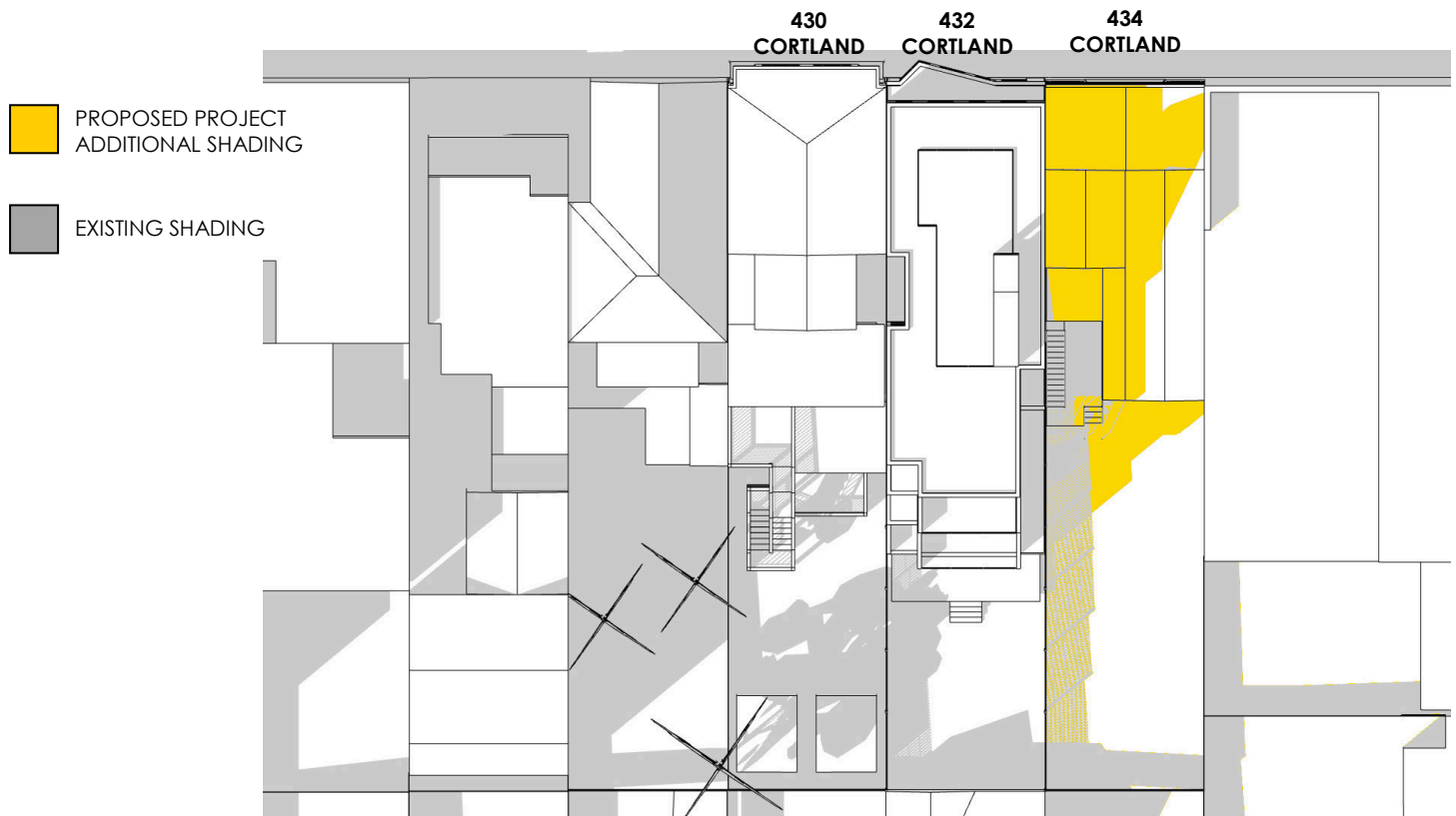
SEPTEMBER 21ST 02:00 PM



B05

FALL EQUINOX

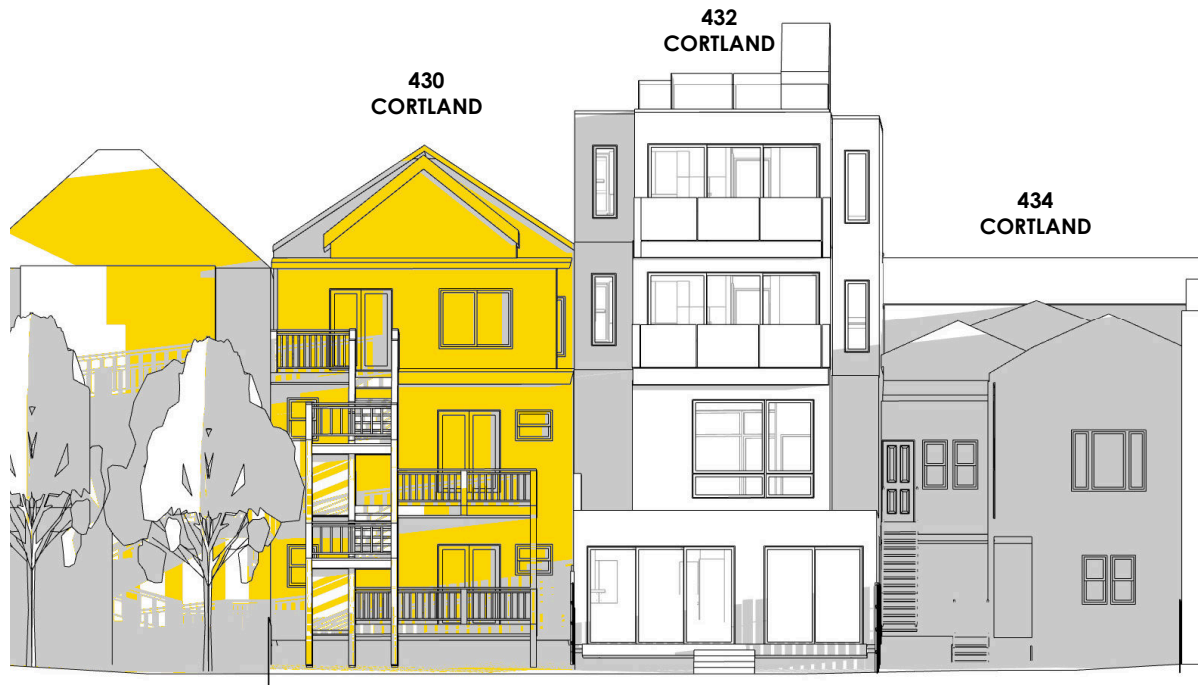
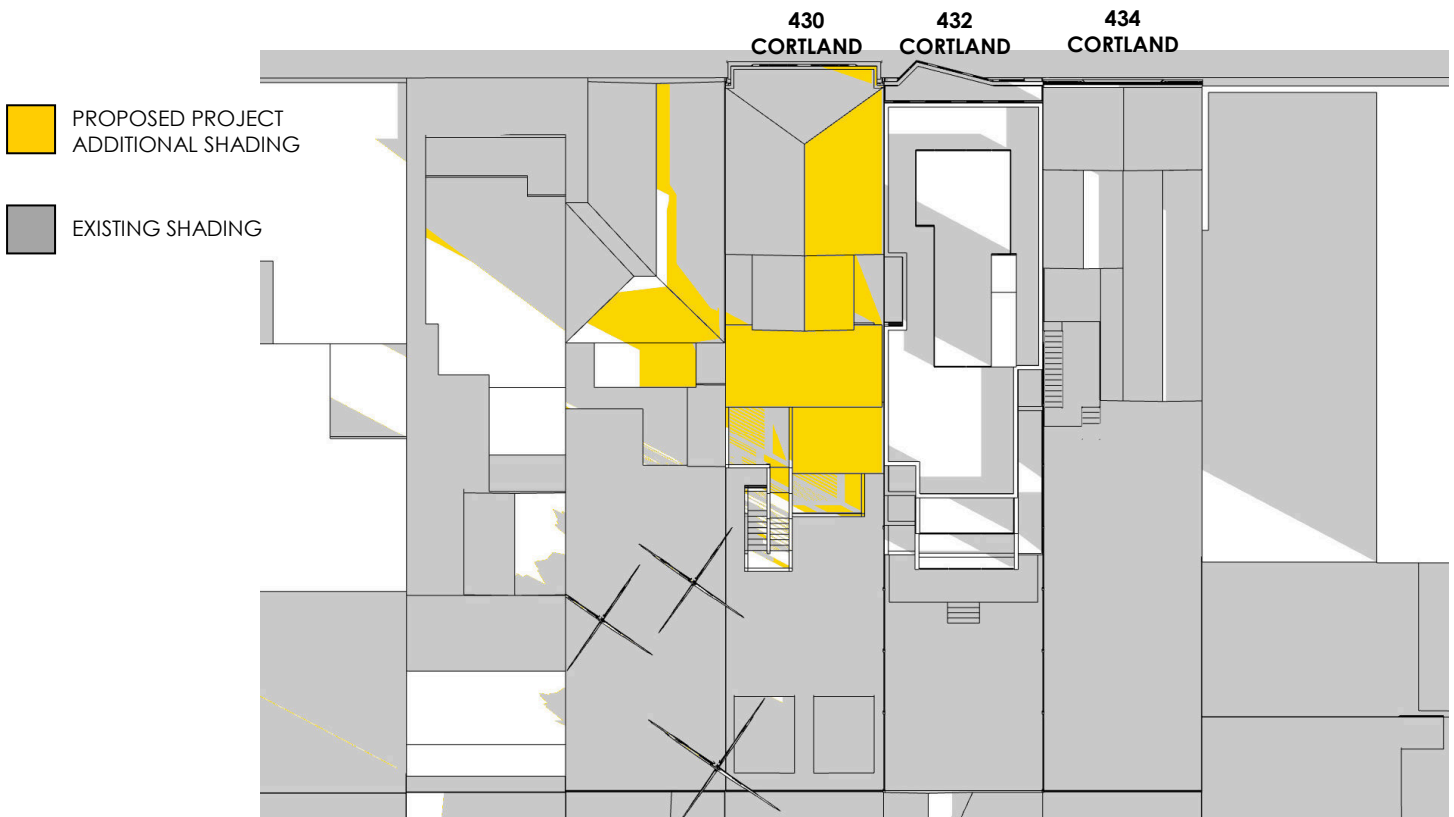
SEPTEMBER 21ST 04:00 PM



C01

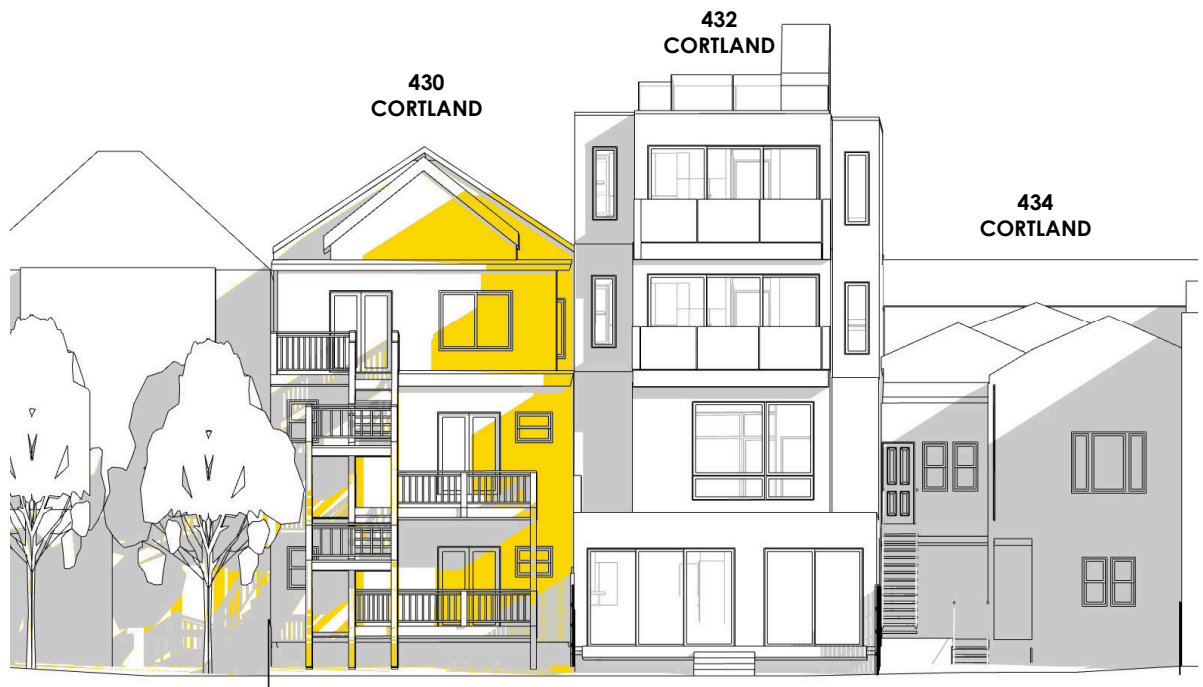
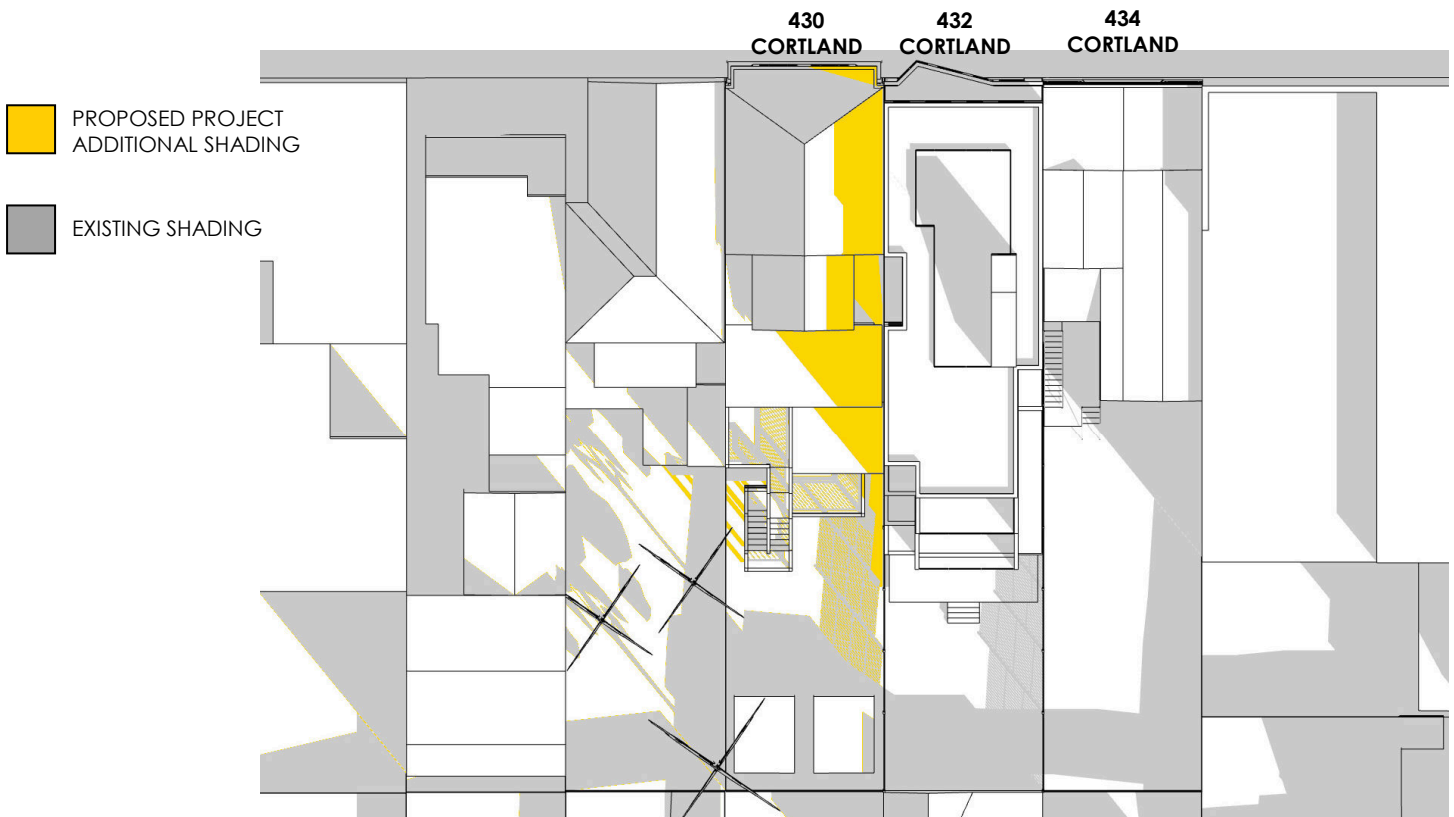
WINTER SOLSTICE

DECEMBER 21ST 08:00 AM



C02

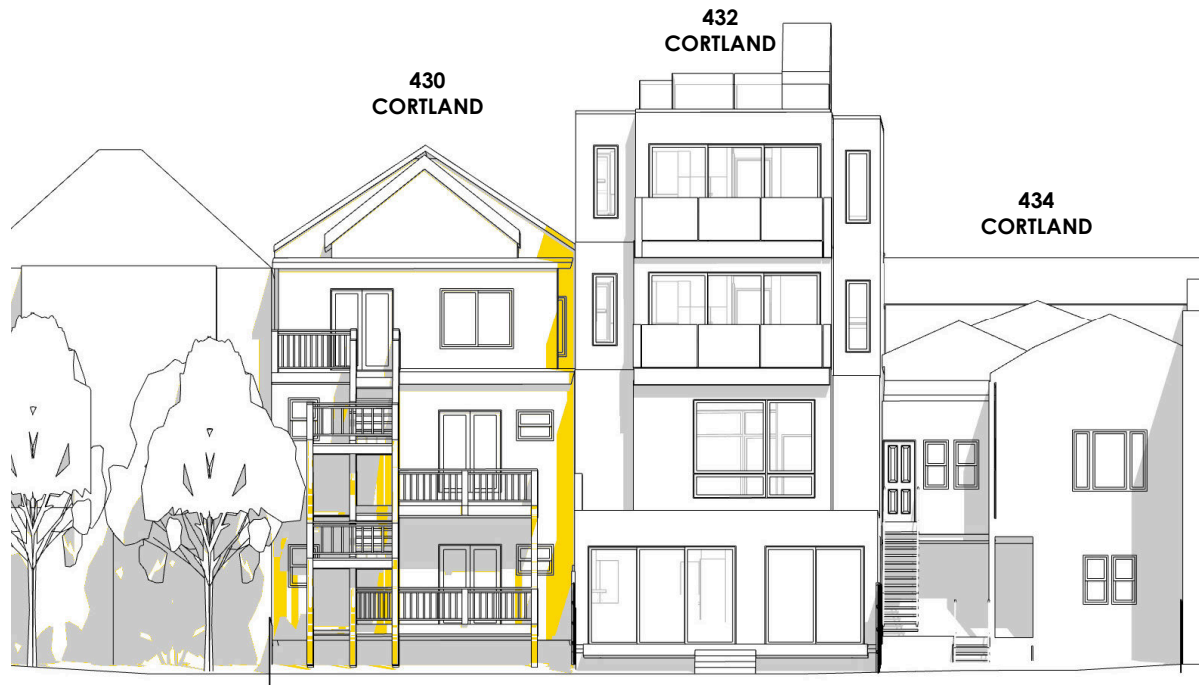
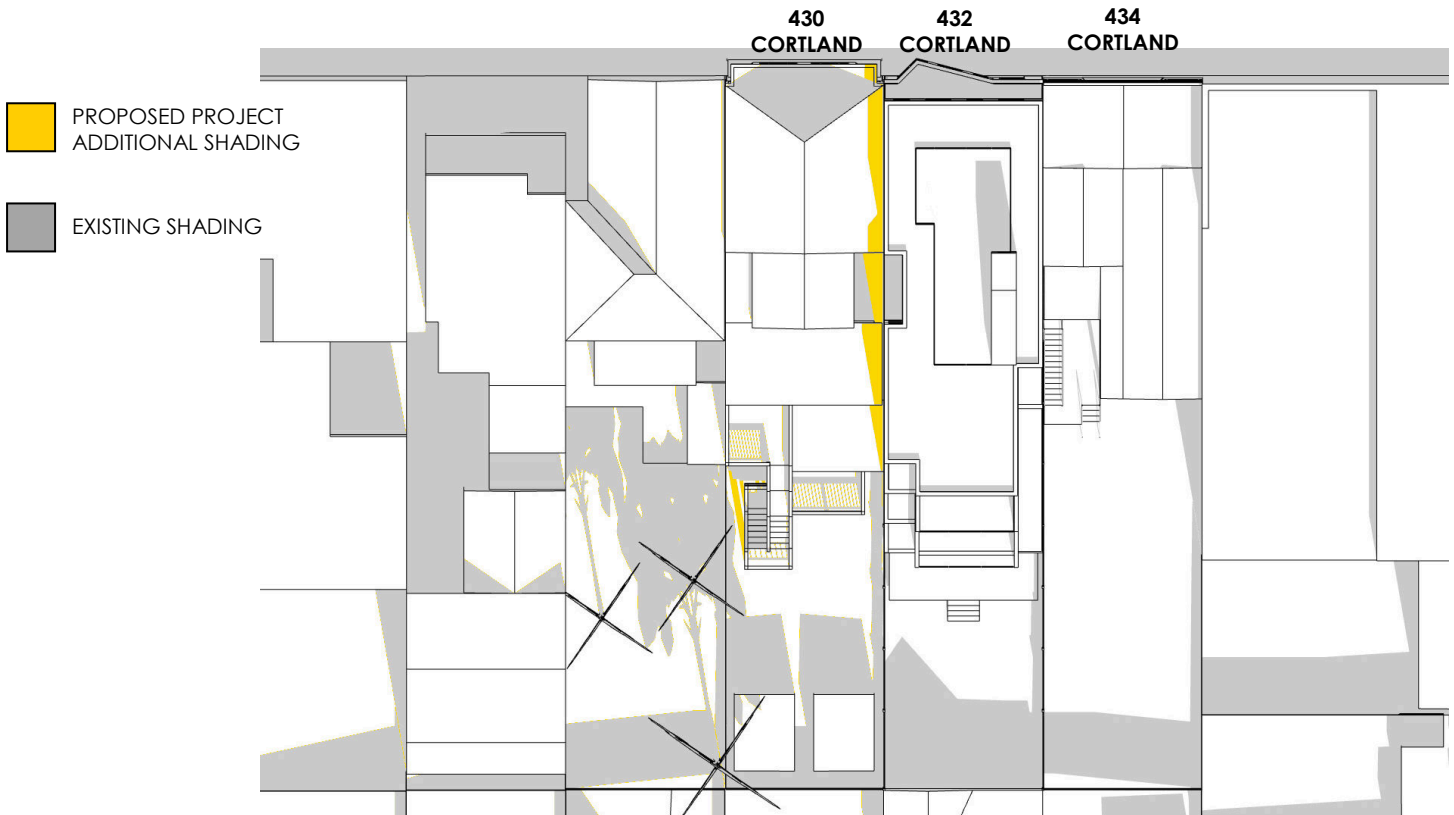
WINTER SOLSTICE

DECEMBER 21ST 10:00 AM

C03

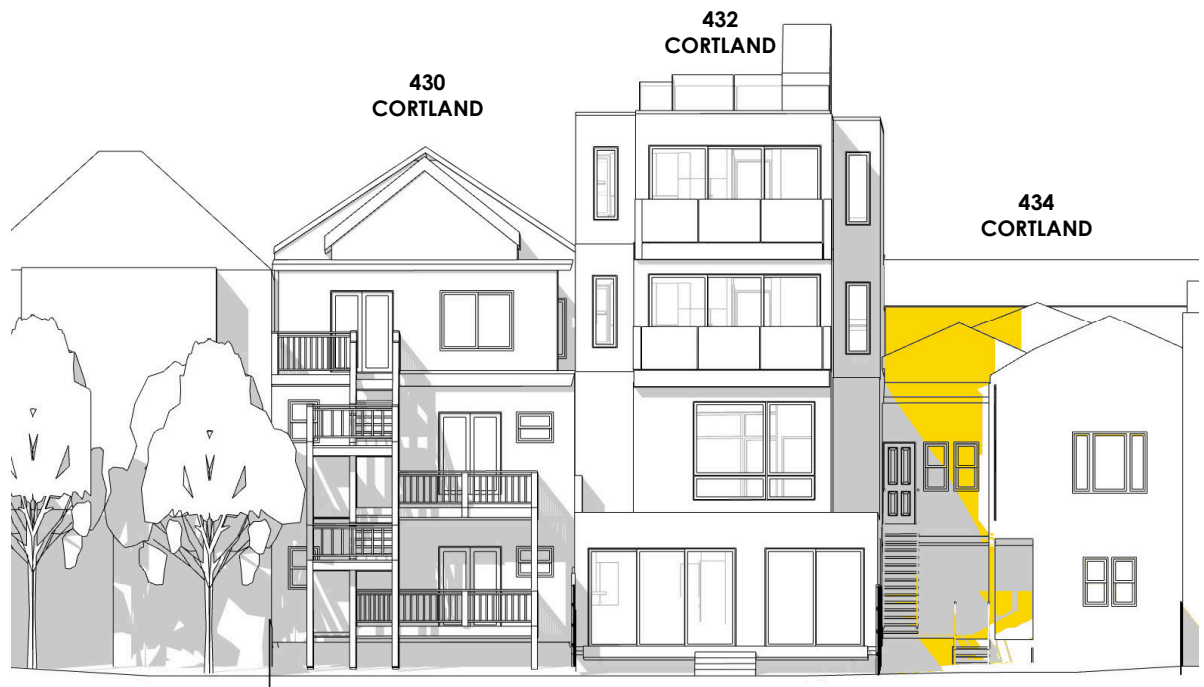
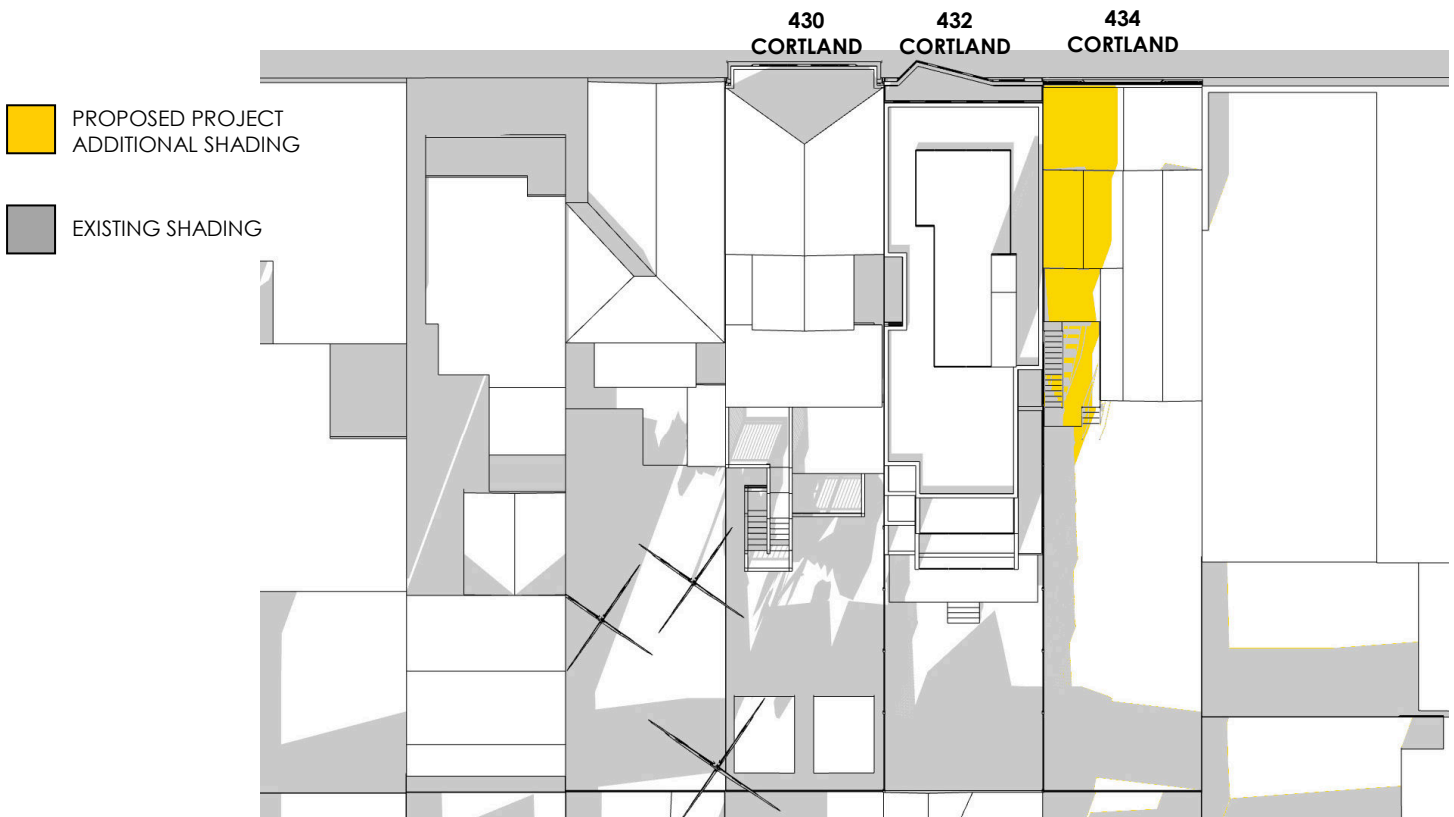
WINTER SOLSTICE

DECEMBER 21ST 12:00 PM



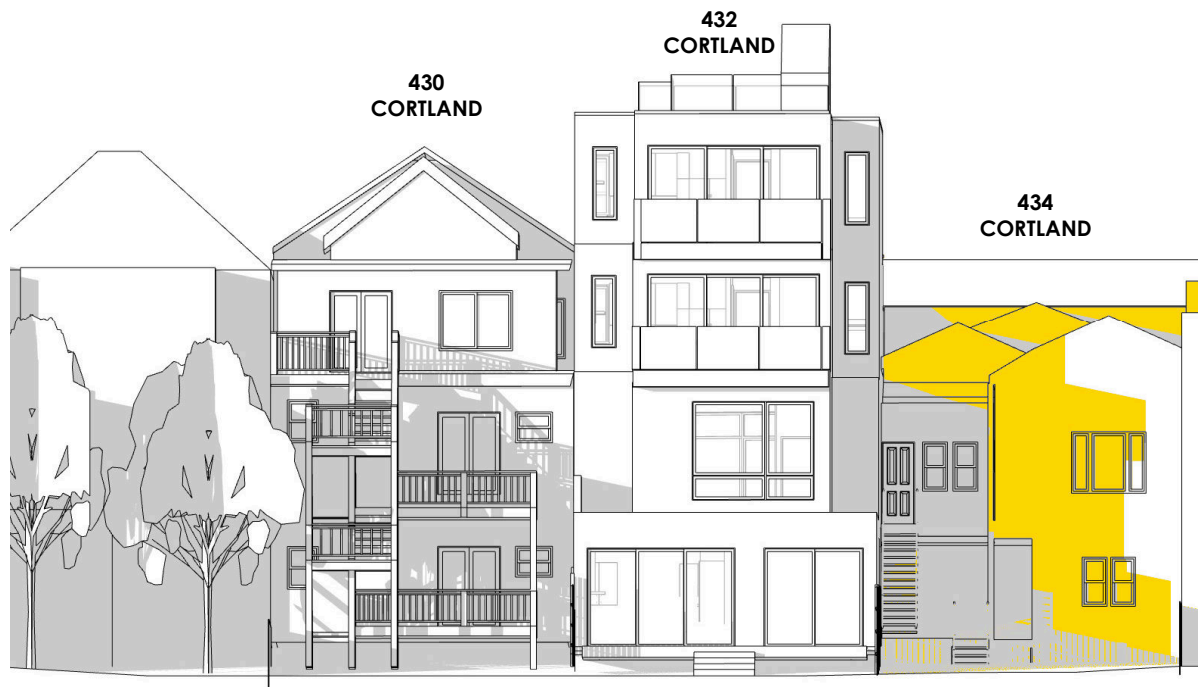
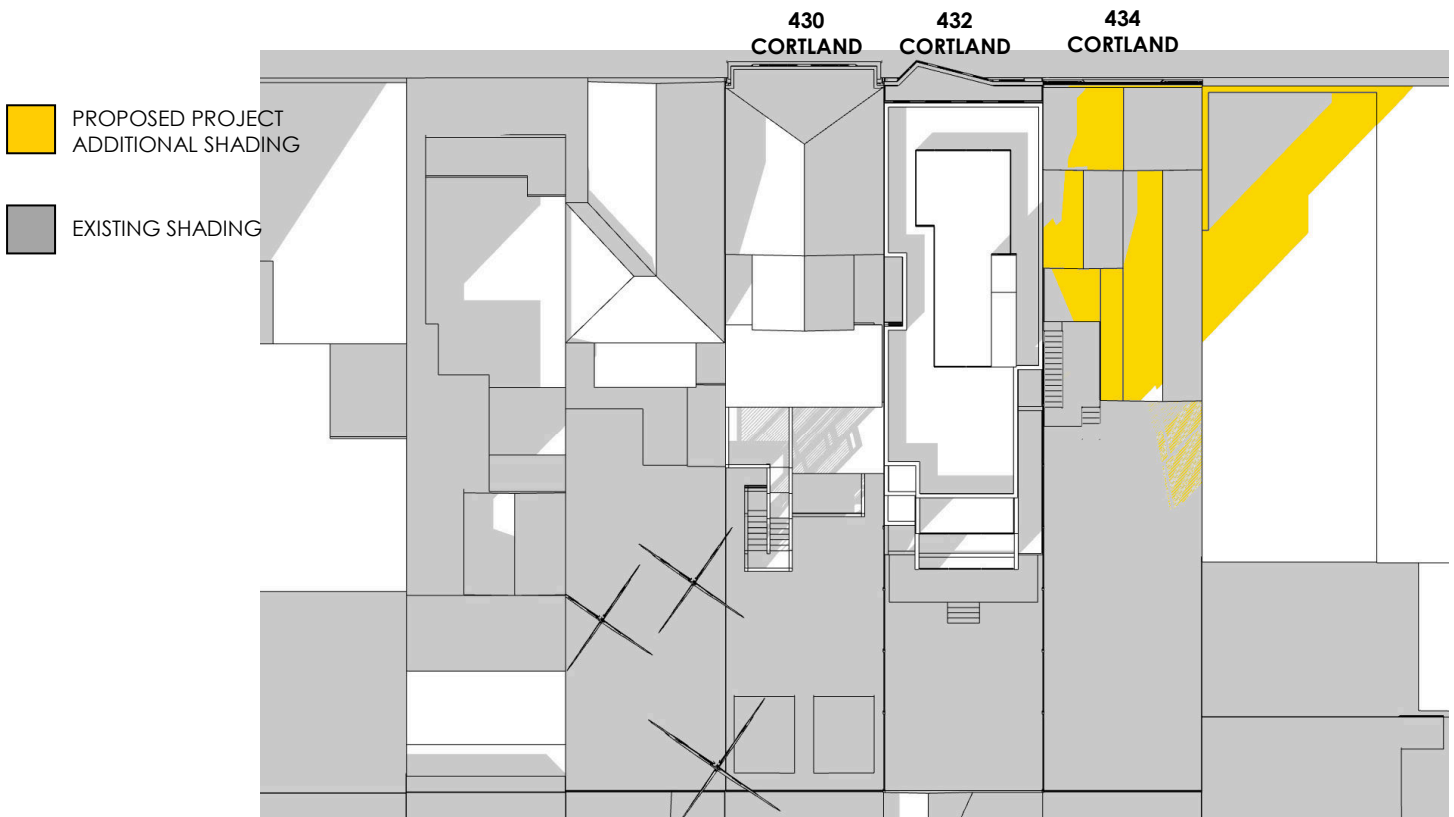
C04

WINTER SOLSTICE

DECEMBER 21ST 02:00 PM

C05

WINTER SOLSTICE

DECEMBER 21ST 04:00 PM

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E X H I B I T I

From: [Adam Laskowitz](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 432 Cortland Ave demolition
Date: Tuesday, December 4, 2018 4:54:25 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Veronica,

I'm writing to you in hopes of postponing the hearing for the demolition of 432 Cortland Avenue. 5-days before Christmas is a very tough time for a lot of the community with family in town or traveling. Also, I have seen the plans for the new construction and it very much feels like this is the beginning of a terrible (and widespread) change to architecture, feel, and community of Bernal Heights, especially with the owner not being local.

Please consider postponing and giving the community members a proper chance to voice their opinions.

Thanks,

Adam Laskowitz
<http://www.adamlaskowitz.com>

From: Lee@leehammack.com
To: [Flores, Veronica \(CPC\)](#)
Cc: [Sue Hestor \(hestor@earthlink.net\)](mailto:hestor@earthlink.net)
Subject: 432 Cortland Ave
Date: Tuesday, December 4, 2018 10:20:02 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms Flores

The conditional use hearing for 432 Cortland is scheduled for 5 days before Christmas. Due to that, many members of the community who may be impacted by the outcome will be unable to attend. I request that the hearing be rescheduled at a later date so that residents of Bernal Heights' voices are heard on this matter.

Also, please notify me of any events in connection with this application.

Thank-you
Lee Hammack
3687 Folsom St.

From: [Lynne Buckner](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 432 Cortland
Date: Tuesday, December 4, 2018 1:11:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

A neighbor is circulating a petition to delay demolition of 432 Cortland. I've looked at the plans for the replacement structure and approve of it. The perforated metal facade is contemporary and quite attractive.

Lynne Buckner
67 Wool st.
94110

Sent from my iPhone

From: [Gina Surber and Merle Malakoff](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: 432 Cortland
Date: Sunday, December 16, 2018 7:09:09 PM
Attachments: [432 Cortland \(2018-1216\).pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Flores,

Attached please find a letter from me regarding the Subject item.

Thank you.

Merle Malakoff
338 Park Street
San Francisco, CA 94110

415-297-1894
merleandgina@gmail.com

From: [Steve Jirgl](#)
To: [Flores, Veronica \(CPC\)](#)
Cc: [Steve Jirgl](#)
Subject: demolish 432 Cortland Ave
Date: Wednesday, December 5, 2018 8:57:50 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Morning Veronica,

I am an old Home owner and love the historically of the Bernal Heights neighbor. I would like to put my two cents in and say don't take away the façade of this building. We would hate to see something modern in the middle of this block and neighborhood.

Neighbor at 117 Peralta Ave

Steve J Nunez-Jirgl

From: [David Yogi](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Opposition to Redevelopment at 432 Cortland Ave
Date: Wednesday, December 5, 2018 9:02:44 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Flores,

I am writing in opposition to the demolition of 432 Cortland Ave. The building is part of a rich neighborhood history spanning more than 100 years.

Current plans for redevelopment do not respect nor acknowledge this history. In the past, facades at least have been retained to maintain an similar look and feel and connection to the past. The proposed redevelopment flies in the face of this history with a design by Hong Kong developers who surely have no connection with the history and character of the neighborhood.

Please help keep our neighborhood's history!

Respectfully,
David

From: onmoultrie@comcast.net
To: [Flores, Veronica \(CPC\)](#)
Subject: Re: 432 Cortland
Date: Sunday, December 9, 2018 2:00:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We are outraged by your attempt to bypass community involvement in this rushed decision. You will hear more at the community meeting I assure you.

Robert Stemme

Please reply.

Sent from my iPhone

From: [J David Whitfield](#)
To: [Flores, Veronica \(CPC\)](#)
Subject: Request for drawings for 432 Cortland Ave
Date: Tuesday, December 4, 2018 2:00:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

As a concerned neighbor (and design professional) we would like a copy of the application information on the proposed demolition of 432 Cortland Avenue.

I would also like to formally request that the proposed hearing date be postponed - 12/20 is clearly a strategic choice to diminish the ability for the community to participate in this hearing on the part of the developers / applicant. If this date was randomly assigned, so much the better that it would be postponed to allow for more input on this matter.

Regards,

David Whitfield

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WHITFIELD ARCHITECTS
3626 FOLSOM STREET
SF | CA 94110
415 ~ 724 ~ 6279

www.whitfield-architects.com

PS. PLEASE DISREGARD & DELETE IF NOT FOR YOU, THANKS

Flores, Veronica (CPC)

From: Jennifer Joseph <jenjoseph.sf@gmail.com>
Sent: Wednesday, December 19, 2018 5:56 PM
To: Flores, Veronica (CPC)
Subject: Comment: 432 Cortland Ave

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Flores:

As a resident of Bernal Heights for more than 20 years, I object to the demolition of the history-infused building located at 432 Cortland Avenue, and find the new proposed design to be inappropriate for this neighborhood's central avenue.

Bernal Heights — and Cortland Avenue, in particular — is charming and neighborly, unlike many residential areas of San Francisco. What gives it such character? Its buildings! The colorful Victorian row houses full of lovely architectural details that line the narrow streets running up and down the hillsides, and the small lovely shops, family-run restaurants and bars, and friendly cafes on Cortland Avenue, many of which are in buildings of a similar vintage to 432 Cortland.

Charmless, generic-looking buildings have been constructed in recent years at 908 and 906 Cortland, 610 Cortland, and 317 Cortland. At what point can we say, "Enough!"?

If the façade of 432 Cortland would be preserved and the additional housing units were built back from the street so as to not be noticeable — or block sunlight — from the sidewalk, I would agree to this update but given the drawings submitted, this proposed plan is unacceptable because it would negatively impact the character of the neighborhood.

Thank you for your consideration.

Sincerely,
Jennifer Joseph
250 Banks St
San Francisco CA 94110
415-920-9484

Flores, Veronica (CPC)

Subject: FW: 432 Cortland Ave - revised design

From: **J David Whitfield** <david.whitfield.aia@gmail.com>

Date: Fri, Feb 8, 2019 at 1:06 PM

Subject: Re: 432 Cortland Ave - revised design

To: David Marlatt <david@dnmarchitecture.com>

Hello David,

I appreciate the update; and the effort you'all have put into this project.

In my opinion, this achieves much of what was expressed by the community meeting, while maintaining much of the original vision you and your clients wanted to express.

While this look & feel clearly is not for everyone, I don't see this as being out of keeping with the neighborhood in total.

I appreciate the effort to pull back the upper level & integrate the feel of the street and second floor.

Good job & good luck,

Regards,

David Whitfield

On Fri, Feb 8, 2019 at 1:00 PM David Marlatt <david@dnmarchitecture.com> wrote:

Hello,

You have expressed an interest in this project previously, and I am contacting you with an update.

[Here is a link](#) to a revised design that DNM Architecture submitted to the Planning Dept on Monday, Feb 4. Based on input from the immediate neighbors and comments from our community meeting, we pulled the top floor back 3' and gave it a very different treatment using blue-toned fiber cement panels that will "blend" with the sky. This creates the strong impression of a 2 story building when viewed from the sidewalk. We also recessed the storefront to create more depth and recall the traditional recessed storefront entries in older buildings. Finally, we carved out a 5x5 area on the 2nd, 3rd, and 4th stories in the rear to reduce the shadowing on 430 Cortland.

The hearing for this project is scheduled for Feb 21. We will post a new poster as soon as we receive it from the Planning Dept.

Thanks,

David Marlatt, AIA

DNM ARCHITECTURE

1A Gate 5 Road :: Sausalito, CA 94965

O: [415.348.8910](tel:415.348.8910)

M: [415.225.6498](tel:415.225.6498)

E: david@dnmarchitecture.com

W: dnmarchitecture.com

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PS. PLEASE DISREGARD & DELETE IF NOT FOR YOU, THANKS